



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. THE PLANNING COMMISSION MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE CITY'S INTERNET AT www.kclv.tv. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB SATURDAY AT 10:00 AM, THE FOLLOWING MONDAY AT MIDNIGHT AND TUESDAY AT 5:00 PM.

PLEDGE OF ALLEGIANCE was led by CHAIRMAN TRUESDELL.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: CHAIRMAN RICHARD TRUESDELL, MEMBERS BYRON GOYNES, STEVEN EVANS, GLENN TROWBRIDGE, LEO DAVENPORT, DAVID STEINMAN AND SAM DUNNAM

STAFF PRESENT: MARGO WHEELER – PLANNING & DEVELOPMENT DEPT., GARY LEOBOLD – PLANNING & DEVELOPMENT DEPT., MARIO SUAREZ – PLANNING & DEVELOPMENT DEPT., BART ANDERSON – PUBLIC WORKS, RICK SCHROEDER – PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, ANGELA CROLLI – CITY CLERK'S OFFICE, YDOLEENA YTURRALDE – CITY CLERK'S OFFICE, CARMEL VIADO – CITY CLERK'S OFFICE

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT **PLANNING COMMISSION MEETING OF: JANUARY 26, 2006**

SUBJECT:

Approval of the minutes of the December 15, 2005 Planning Commission Meeting

MOTION:

GOYNES - APPROVED – UNANIMOUS

MINUTES:

There was no discussion.

(6:03)

1- 59

GARY LEOBOLD, Planning and Development Department, stated that the applicants for the following items requested the items be held in abeyance or tabled. Letters are on file for each of the requests.

Item 5 [GPA-9127]	Abeyance to 2/23/2006 Planning Commission Meeting
Item 11 [SUP-10815]	Abeyance to 2/23/2006 Planning Commission Meeting
Item 12 [SDR-10071]	Abeyance to 2/23/2006 Planning Commission Meeting
Item 15 [GPA-9219]	TABLED
Item 24 [GPA-10745]	Abeyance to 2/09/2006 Planning Commission Meeting
Item 25 [ZON-10747]	Abeyance to 2/09/2006 Planning Commission Meeting
Item 26 [SDR-10748]	Abeyance to 2/09/2006 Planning Commission Meeting
Item 35 [GPA-10776]	Abeyance to 2/23/2006 Planning Commission Meeting
Item 36 [ZON-10778]	Abeyance to 2/23/2006 Planning Commission Meeting
Item 37 [VAR-10780]	Abeyance to 2/23/2006 Planning Commission Meeting
Item 38 [VAR-10781]	Abeyance to 2/23/2006 Planning Commission Meeting
Item 39 [SUP-10783]	Abeyance to 2/23/2006 Planning Commission Meeting
Item 40 [SDR-10784]	Abeyance to 2/23/2006 Planning Commission Meeting
Item 41 [GPA-10789]	Abeyance to 2/23/2006 Planning Commission Meeting
Item 42 [ZON-10792]	Abeyance to 2/23/2006 Planning Commission Meeting
Item 43 [VAR-10793]	Abeyance to 2/23/2006 Planning Commission Meeting
Item 44 [VAR-10795]	Abeyance to 2/23/2006 Planning Commission Meeting
Item 45 [SDR-10796]	Abeyance to 2/23/2006 Planning Commission Meeting
Item 49 [GPA-10841]	Abeyance to 2/23/2006 Planning Commission Meeting
Item 50 [ZON-10838]	Abeyance to 2/23/2006 Planning Commission Meeting
Item 51 [VAR-10840]	Abeyance to 2/23/2006 Planning Commission Meeting
Item 52 [SDR-10836]	Abeyance to 2/23/2006 Planning Commission Meeting
Item 60 [ZON-10794]	TABLED
Item 68 [VAR-10773]	Abeyance to 2/23/2006 Planning Commission Meeting
Item 69 [SDR-10770]	Abeyance to 2/23/2006 Planning Commission Meeting
Item 80 [SUP-11160]	Abeyance to 2/09/2006 Planning Commission Meeting
Item 81 [SDR-10802]	Abeyance to 2/09/2006 Planning Commission Meeting



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 24 [GPA-10745], Item 25 [ZON-10747], Item 26 [SDR-10748], Item 80 [SUP-11160] and Item 81 [SDR-10802] to 2/09/2006; HOLD IN ABEYANCE Item 5 [GPA-9127], Item 11 [SUP-10815], Item 12 [SDR-10071], Item 35 [GPA-10776], Item 36 [ZON-10778], Item 37 [VAR-10780], Item 38 [VAR-10781], Item 39 [SUP-10783], Item 40 [SDR-10784], Item 41 [GPA-10789], Item 42 [ZON-10792], Item 43 [VAR-10793], Item 44 [VAR-10795], Item 45 [SDR-10796], Item 49 [GPA-10841], Item 50 [ZON-10838], Item 51 [VAR-10840], Item 52 [SDR-10836], Item 68 [VAR-10773], Item 69 [SDR-10770] to 2/23/2006 and TABLE Item 15 [GPA-9219] and Item 60 [ZON-10794] – UNANIMOUS

MINUTES:

MR. LEOBOLD gave a brief explanation for the reasons for the abeyances that were not included on the preprinted list.

The applicant for Item 5 [GPA-9127] requested the item be held until the 2/26/2006 Planning Commission meeting to be renoticed with additional land. The abeyance would also allow time to hold a new neighborhood meeting; therefore, staff supported the request.

MR. LEOBOLD indicated that Item 11 [SUP-10815] and Item 12 [SDR-10071] were requested to be held in abeyance to 2/23/2006 meeting in order to allow more time to conduct a neighborhood meeting. Staff supported the request.

There was a request to table Item 15 [GPA-9219] to allow time to adjust the amended plan. MARGO WHEELER, Director of Planning and Development, clarified that a request to table an item allows the item to be held to an uncertain date. When the applicant wishes to continue with the application, those within the notice area will be renoticed with the latest information about the application. She announced that staff was available if anyone was concerned with the request.

Regarding Item 24 [GPA-10745], Item 25 [ZON-10747] and Item 26 [SDR-10748], the applicant provided a letter requesting an abeyance to 2/09/2006 but gave no reason for the request. Because there was no reason given, staff could not support the abeyance request.

MR. LEOBOLD stated that Items 35 [GPA-10776], Item 36 [ZON-10778], Item 37 [VAR-10780], Item 38 [VAR-10781], Item 39 [SUP-10783], and Item 40 [SDR-10784] were requested to be held in abeyance to 2/23/2006 Planning Commission meeting. The request would allow the applicant to conduct a neighborhood meeting and redesign the project if needed; therefore, staff supported the abeyance request.

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PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

The applicant of Item 41 [GPA-10789], Item 42 [ZON-10792], Item 43 [VAR-10793], Item 44 [VAR-10795] and Item 45 [SDR-10796] requested an abeyance to 2/23/2006 to allow residential adjacency be added to Item 44. The request would allow all the items be heard at once so staff supported the request.

MR. LEOBOLD explained that Item 49 [GPA-10841], Item 50 [ZON-10838] and Item 51 [VAR-10840] would be held in abeyance to allow time for proper renotification for Item 51. Staff supported the request.

There was a request to hold Item 52 [SDR-10836] in abeyance to 2/23/2006, which staff supported.

The applicant of Item 60 [ZON-10794] requested the application be tabled since the action is dependant on the passage of the redevelopment plan that is also being tabled.

Item 68 [VAR-10773] and Item 69 [SDR-10770] were requested to be held in abeyance to 2/23/2006 as there have been late changes made to the project that will increase the degree of the parking variance. For that change, the parking variance will need to be renotified and staff supported the request.

Companion Item 80 [SUP-11160] and Item 81 [SDR-10802] were requested to be held to 2/09/2006 in order to allow time to conduct circulation for project regional significance.

COMMISSIONER DUNNAM included that he spoke with the applicant for Items 24 through 26 at which time the applicant indicated there were concerns about meeting the parking requirements. COMMISSIONER DUNNAM stated he would support the request for the abeyance.

ATTORNEY CHRIS KAEMPFER, 3800 Howard Hughes Parkway, requested assurance that the request to hold Item 5 [GPA-9127] in abeyance was admitted. CHAIRMAN TRUESDELL confirmed the request was received.

DOUGLAS DESILVA, Artisan Hotel and Spa, LLC, requested clarification on Item 60, which was requested to be tabled and not held in abeyance. MS. WHEELER confirmed that the item would be tabled.

(6:05 – 6:15)



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

CHAIRMAN TRUESDELL announced the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.

ACTIONS:

ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

CHAIRMAN TRUESDELL read the statement on the order of the items and the time limitations on persons wishing to be heard on an item.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDA ITEM.

City of Las Vegas

City of Las Vegas

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

CHAIRMAN TRUESDELL noted the Rules of Conduct.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - TMP-9899 - TENTATIVE MAP - RAINBOW RANCHO - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: GRB SGG LLC - Request for a Tentative Map FOR AN 84-UNIT SINGLE FAMILY DEVELOPMENT on 7.50 acres adjacent to the southeast corner Rancho Drive and Rainbow Boulevard (APN 125-35-401-003), C-1 (Limited Commercial Zone) [PROPOSED R-PD11 (Residential Planned Development - 11 Units Per Acre) Zone, Ward 6 (Ross).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter – Not Applicable

MOTION:

GOYNES – APPROVED subject to conditions Item 1 [TMP-9899], Item 2 [TMP-10753] and Item 3 [ANX-10579] – **UNANIMOUS**

This is Final Action.

MINUTES:

There was no discussion.

(6:14 – 6:15)
1-423

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 1 – TMP-9899

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-9112), General Plan Amendment (GPA-9110), and Rezoning (ZON-9111).
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
5. Prior to the sale of any lots or units, the developer is required to adopt on behalf of the common interest community association and all members thereof, and record as a covenant on all applicable parcels, a plan for the maintenance of all infrastructure improvements. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to the common interest community, an individual property owner, or the City of Las Vegas, along with the proposed level of maintenance for privately maintained components. The agreement must include a certification by the licensed professional engineer of record that all infrastructure components are addressed in the maintenance plan. The plan must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. The adoption process must include recordation of the plan against all parcels concurrent with the recordation of the Covenants, Conditions and Restrictions for the subdivision. The plan shall note that the recreational trail to be transferred to the ownership of the City of Las Vegas shall be maintained at a basic level through utilization of public resources. That basic level to be defined as removal of debris and surface grading once every calendar year. Should additional maintenance activities be requested by the common interest community, or members thereof, the associated costs shall be assessed to the common interest community and/or members thereof.
6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 1 – TMP-9899

CONDITIONS – Continued:

Public Works

7. Provide a public sewer stub to Assessor Parcel Number #125-35-401-004 and to the future commercial site at locations and depths acceptable to the City Engineer concurrent with development of this site.
8. The Final Map for this site shall grant a Public Sewer Easement and Drainage Easement (to be Privately Maintained) across the common lot at the end of Langhorne Creek Avenue.
9. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
10. Site development to comply with all applicable conditions of approval for ZON-9111 and all other subsequent site-related actions.
11. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

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CONSENT

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DISCUSSION

SUBJECT:

TMP-10753 - TENTATIVE MAP - CHARLESTON VILLAGE ESTATES - APPLICANT/OWNER: CHARLESTON LAMB, LLC - Request for a Tentative Map FOR A 37-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 3.40 acres approximately 750 feet west of Lamb Boulevard and 350 feet south of Sunrise Avenue (APN 140-31-801-001), R-1 (Single-Family Residential) Zone [PROPOSED: R-PD11 (Residential Planned Development - 11 Units Per Acre) Zone], Ward 3 (Reese).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter – Not Applicable

MOTION:

GOYNES – APPROVED subject to conditions Item 1 [TMP-9899], Item 2 [TMP-10753] and Item 3 [ANX-10579] – **UNANIMOUS**

This is Final Action.

MINUTES:

There was no discussion.

(6:14 – 6:15)
1-423

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 2 – TMP-10753

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-5108), General Plan Amendment (GPA-5102), Rezoning (ZON-5106), Variances (VAR-5110 and VAR-5113), and Waiver (WVR-5294).
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
5. Prior to the sale of any lots or units, the developer is required to adopt on behalf of the common interest community association and all members thereof, and record as a covenant on all applicable parcels, a plan for the maintenance of all infrastructure improvements. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to the common interest community, an individual property owner, or the City of Las Vegas, along with the proposed level of maintenance for privately maintained components. The agreement must include a certification by the licensed professional engineer of record that all infrastructure components are addressed in the maintenance plan. The plan must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. The adoption process must include recordation of the plan against all parcels concurrent with the recordation of the Covenants, Conditions and Restrictions for the subdivision.
6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

7. Prior to the submittal of any construction drawings, meet with the City of Las Vegas Collection Systems Planning Section in Public Works for assistance with the proposed sewer design.

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 2 – TMP-10753

CONDITIONS – Continued:

8. Site development to comply with all applicable conditions of approval for ZON-5106 and all other subsequent site-related actions.
9. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

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CONSENT

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DISCUSSION

SUBJECT:

ANX-10579 - ANNEXATION - OWNER/APPLICANT: ST. THOMAS CATHOLIC CHURCH - Petition to Annex property located at the southeast corner of Roberta Lane and Apricot Lane, containing approximately 2.5 acres (APN 138-13-801-002), Ward 5 (Weekly).

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – APPROVED subject to conditions Item 1 [TMP-9899], Item 2 [TMP-10753] and Item 3 [ANX-10579] – **UNANIMOUS**

This will be forwarded to City Council in ordinance form.

MINUTES:

There was no discussion.

(6:14 – 6:15)
1-423

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

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CONSENT

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DISCUSSION

SUBJECT:

MSP-10761 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: VISION SIGN, INC. - OWNER: CENTENNIAL FESTIVAL, LLC. - Request for a Master Sign Plan FOR A COMMERCIAL/RETAIL DEVELOPMENT on 10.10 acres adjacent to the north side of Charleston Boulevard, approximately 400 feet east of Torrey Pines Drive (APNs 138-35-801-002, 138-35-803-001, and 138-35-403-005), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

STEINMAN – APPROVED subject to conditions and adding the following condition as read for the record as follows:

- The eastern most pylon sign shall be moved west to be located just east of the easternmost entrance and shall be designed to preserve sight lines.
- UNANIMOUS

To be heard by the City Council on 03/01/2006

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated that the Planning Department received a letter indicating that the applicant is in agreement with all conditions related to this matter. He explained that the proposed Wal-Mart neighborhood market shopping center reflects one 30-foot

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 4 – MSP-10761

MINUTES – Continued

sign on Torrey Pines Drive and two 40-foot signs on Charleston. All signs meet the requirements of Title 19 and the wall signs requested are below the threshold of Code.

LEO MAINWAL voiced concern about what the billboards would look like and their placement on the property. He stated these concerns have been a problem in the past, as the signs would block the view of his property. He requested information about where the signs would be located on the subject property.

TRINA JARCHOW, Vision Signs Inc., appeared on behalf of the applicant.

MR. LEOBOLD indicated that based on the plans, the signs are not depicted to be erected near MR. MAINWAL'S property and should not show cause for obstructed views. MS. JARCHOW confirmed MR. LEOBOLD'S comments and stated that she would be willing to provide MR. MAINWAL with copies of the site plan for verification.

MR. MAINWAL stated that although the sign is tasteful, he remained concerned about the close proximity of his property line and the subject property. He suggested that if the sign that is to be placed on Charleston Boulevard were erected east of the main entrance into the project, he would be satisfied. MS. JARCHOW stated that because of their desire to remain within the parking requirements, there is little room to alter the location of the sign. She indicated that an island is located on the east side of the aforementioned entrance, which the applicant is considering as a sign location. Should the sign fit appropriately, the applicant would instead erect the sign there to please MR. MAINWAL.

MR. GOYNES questioned if these issues were considered prior to arranging the site plan. MS. JARCHOW replied that sign locations and sizes are not studied too intensely. In her experience, MR. JARCHOW stated that the difference in size between a building and a sign are so extreme that there is no initial concern. She informed the Commissioners that the applicant would work with MR. MAINWAL to have the sign relocated west of its original location.

COMMISSIONER TROWBRIDGE stated his support of the application if the sign would be moved so as not to obstruct views of the adjacent property belonging to MR. MAINWAL.

(6:15 – 6:29)

1-442

CONDITIONS:

Planning and Development

1. Conformance to the sign elevations and documentation as submitted in conjunction with this request, date stamped 12/13/05, except as amended by conditions herein.

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 4 – MSP-10761

CONDITIONS – Continued:

2. All signage shall have proper permits obtained through the Building and Safety Department.
3. The pylon signs shall be limited to 40 feet in height along Charleston Boulevard and 30 feet in height along Torrey Pines Drive in accordance with the Master Sign Plan document.
4. Fast-food menu boards shall be permitted in accordance with the requirements of Title 19.14.060(F).
5. Any future amendments to the Master Sign Plan which are in compliance with the requirements of Title 19.14 for the subject zoning district may be reviewed and approved administratively by the Planning and Development Department.

Public Works

6. Signs shall not be located within the public right-of-way, existing or proposed public sewer or drainage easements, or interfere with Site Visibility Restriction Zones.
7. Site development to comply with all applicable conditions of approval for SDR-3790, the approved Traffic Impact Analysis, and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR:** M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION****SUBJECT:**

ABEYANCE - RENOTIFICATION - GPA-9127 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: VALENTE DEVELOPMENT, ET AL - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: RE (RURAL ESTATES) TO: L (LOW DENSITY RESIDENTIAL) on 11.16 acres at the northeast corner of Rainbow Boulevard and El Campo Grande Avenue (APNs 125-26-304-005, 006, 007; 125-26-401-001 and 002), Ward 6 (Ross).

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Justification Letter
5. Submitted at meeting: Abeyance request letter from Attorney Gronauer

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 24 [GPA-10745], Item 25 [ZON-10747], Item 26 [SDR-10748], Item 80 [SUP-11160] and Item 81 [SDR-10802] to 2/09/2006; HOLD IN ABEYANCE Item 5 [GPA-9127], Item 11 [SUP-10815], Item 12 [SDR-10071], Item 35 [GPA-10776], Item 36 [ZON-10778], Item 37 [VAR-10780], Item 38 [VAR-10781], Item 39 [SUP-10783], Item 40 [SDR-10784], Item 41 [GPA-10789], Item 42 [ZON-10792], Item 43 [VAR-10793], Item 44 [VAR-10795], Item 45 [SDR-10796], Item 49 [GPA-10841], Item 50 [ZON-10838], Item 51 [VAR-10840], Item 52 [SDR-10836], Item 68 [VAR-10773], Item 69 [SDR-10770] to 2/23/2006 and TABLE Item 15 [GPA-9219] and Item 60 [ZON-10794] – UNANIMOUS

MINUTES:

The applicant of Item 5 [GPA-9127] requested the item be held until the 2/26/2006 Planning Commission meeting so that the application could be renoticed with additional land. The abeyance would also allow time to hold a new neighborhood meeting; therefore, staff supported the request.

(6:05 – 6:15)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ABEYANCE - GPA-10477 - GENERAL PLAN AMENDMENT - PUBLIC HEARING -
APPLICANT: VALUE MARKET - OWNER: ADMOON AND ELIZABETH YALDA -
Request to Amend a portion of the Southeast Sector Plan of the General Plan FROM: O
(OFFICE) TO: SC (SERVICE COMMERCIAL) on 0.21 acres at 1510 East Sahara Avenue
(APN 162-02-411-019), Ward 3 (Reese).

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – APPROVED – UNANIMOUS

To be heard by the City Council on 03/01/2006

NOTE: COMMISSIONER EVANS disclosed that in 2002 there was another application at this location at which time he abstained because the close proximity encroached into the area where he lived. However, he is not within the notification area at this time and therefore would vote on the item.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open for Item 6 [GPA-10477] and Item 7 [SUP-9615].

GARY LEOBOLD, Planning and Development, stated that staff requested the applicant work with the neighboring property owner to maintain consistency with the area's general plan, but

the applicant failed to make such arrangements. The amendment as is creates an island effect to

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 6 – GPA-10477

MINUTES – Continued

the plan so staff recommended denial. MR. LEOBOLD also recommended denial for the Special Use Permit because the project lies within 50 feet of residential land and within 1000 feet of two other financial institute. If approved, Condition 3 would need to reflect allowance of a 200-foot distance from residential property.

ATTORNEY JAY BROWN, 520 South Fourth Street, acknowledged staff's concern about the issues pertaining to the General Plan Amendment. ATTORNEY BROWN stated that the application is for an existing store requesting to cash checks as an adjunct to the business.

In regards to the Special Use Permit, ATTORNEY BROWN stated that the operation would not include any post-dated check cashing or payday loans. He also stated the business would not have any additional signage advertising the new amenity.

COMMISSIONER EVANS pointed out that he usually supports the recommendation of staff when it involves a financial institution. He stated that this location has been properly maintained and he commended the property owner for creating a neighborhood market environment. COMMISSIONER TROWBRIDGE concurred with COMMISSIONER EVANS' comments and voiced concern about the food market being categorized as a financial institution.

COMMISSIONER GOYNES requested clarification about whether this amenity would require the market to be classified as a financial institution. MR. LEOBOLD explained that the permit is not restricted from use in the entire building, thereby allowing another applicant to conduct business of that type at that location.

CHAIRMAN TRUESDELL declared the Public Hearing closed for Item 6 [GPA-10477] and Item 7 [SUP-9615].

(6:29 – 6:37)

1-928

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - SUP-9615 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VALUE MARKET - OWNER: ADMOON YALDA AND ELIZABETH YALDA - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED AND FOR WAIVERS FROM THE 200-FOOT DISTANCE SEPARATION REQUIREMENT FROM A RESIDENTIAL USE AND FROM THE 1,000-FOOT SEPARATION REQUIREMENT FROM ANOTHER FINANCIAL INSTITUTION, SPECIFIED at the northwest corner of Sahara Avenue and Chapman Drive (APN 162-02-411-019), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – APPROVED subject to conditions and amending Condition 3 as read for the record as follows:

3. A waiver from the 200-foot distance separation requirement from residential uses.
- UNANIMOUS**

To be heard by the City Council on 03/01/2006

NOTE: COMMISSIONER EVANS disclosed that in 2002 there was another application at this location at which time he abstained because the close proximity encroached into the area where he lived. However, he is not within the notification area at this time and therefore would vote on the item.

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 7 – SUP-9615

MINUTES:

NOTE: See Item 6 [GPA-10477] for all related discussion.

(6:29 – 6:37)

1-928

CONDITIONS:

Planning and Development

1. Conformance to all minimum requirements under Title 19.04.050 for a Financial Institution, Specified use, except for the Waivers granted as part of this report.
2. A Waiver from the 1,000-foot distance separation requirement from another Financial Institution, Specified is hereby granted.
3. A Waiver to extend the hours of operation to 24-hour service is hereby granted.
4. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City.
5. All City code requirements and design standards of all City departments must be satisfied.
6. The use shall comply with all applicable requirements of Title 6.
7. No temporary signs (as described in Title 19.14.090) such as balloons, inflated devices, searchlights, pennants, portable billboards, portable signs, streamers, trucks parked for signage purposes, or other similar devices are permitted, except that banners announcing a “grand opening” or that a business is “coming soon” may be approved administratively for a period not to exceed thirty days.
8. No exterior signage indicating “Check Cashing” services.
9. This Special Use Permit shall be for check cashing only; no Auto Title Loan or Paycheck Advancement uses shall be permitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - SUP-10149 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: FABULOUS FREDDY'S CAR WASH - OWNER: MONTECITO PADS, LLC - Request for a Special Use Permit FOR A PROPOSED DRIVE-THROUGH FACILITY at the southwest corner of Elkhorn Road and Grand Montecito Parkway (APN 125-20-510-009), T-C (Town Center) Zone [UC-TC (Urban Center Mixed-Use) Town Center Special Land Use Designation], Ward 6 (Ross).

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – APPROVED subject to conditions and the following added condition:

- A one-year administrative review
- Motion carried with TRUESDELL voting NO

To be heard by the City Council on 03/01/2006

NOTE: An initial motion for approval by COMMISSIONER STEINMAN carried with CHAIRMAN TRUESDELL voting NO was reconsidered upon a motion by COMMISSIONER STEINMAN, which also carried with CHAIRMAN TRUESDELL voting NO.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open for Item 8 [SUP-10149], Item 9 [SUP-10798] and Item 10 [SDR-10148].

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 8 – SUP-10149

MINUTES – Continued

GARY LEOBOLD, Planning and Development, supported the Special Use Permit as the project was approved for an oil and lube facility in December 2003 and the use will be compatible to the area. Regarding the drive-through request, he quoted sections of the Montecito Town Center Development Agreement, which reference certain circulation patterns and schemes. He noted concern with probable traffic patterns created by the drive-through car wash, oil and lube service area, parking area, and the isle designated for a coffee shop drive-up window. Although the applicant stated that personnel would monitor the car wash drive-through area, MR. LEOBOLD stated the number of uses competing for that area could compromise public safety. He recommended denial of the drive through application and recommended denial of the site plan.

ATTORNEY CHRIS KAEMPFER, 3800 Howard Hughes Parkway, appeared with BOB GENZER, Advisor. ATTORNEY KAEMPFER acknowledged staff's apprehension about the drive-through service for the coffee shop and stated that the close proximity of the car wash is what alarms staff. Upon the suggestion of staff, the right turn egress would be replaced by a left turn only egress. While the left turn appeared too sharp, ATTORNEY KAEMPFER depicted the area that would be modified in order to lessen the sharpness of the turn and pointed out the applicant is considering moving the building back to assist with that concern. He detailed the hours of operation for each of the services and specified their peak hours, which vary and do not overlap. MR. KAEMPFER confirmed there would be onsite personnel directing traffic.

COMMISSIONER DUNNAM suggested that the Fire Department review the plans to approve the design because the project appears too dense for the land. MR. GENZER replied that all plans submitted are reviewed by the Fire Department and usually concerns are addressed immediately. He agreed to have the Fire Department review the plans again.

At COMMISSIONER EVANS' request, ATTORNEY KAEMPFER clarified that employees would be exiting all vehicles from the oil and lube facility for the customers. ATTORNEY KAEMPFER added that consumers would drive their vehicles through the car wash facility and upon exiting the car wash an employee would direct the customer appropriately.

COMMISSIONER GOYNES shared his positive experience with another location and stated that the property had a very controlled environment and he would support the application. COMMISSIONER TROWBRIDGE also commented positively and noted his support.

CHAIRMAN TRUESDELL expressed concern about the density of the project for this property. He pointed out that the emergency exit for the oil and lube employees impedes with the drive through designated area. COMMISSIONER STEINMAN considered all comments and

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 8 – SUP-10149

MINUTES – Continued

suggested imposing a one-year review on the project to which ATTORNEY KAEMPFER agreed.

CHAIRMAN TRUESDELL declared the Public Hearing closed for Item 8 [SUP-10149], Item 9 [SUP-10798] and Item 10 [SDR-10148].

(6:37 – 3:59)

1-1221

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Major Modification (MOD-3763) and Rezoning (ZON-3840).
2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.
3. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-10798 - SPECIAL USE PERMIT RELATED TO SUP-10149 - PUBLIC HEARING - APPLICANT: FABULOUS FREDDY'S CAR WASH - OWNER: MONTECITO PADS, LLC - Request for a Special Use Permit FOR AN AUTOMOBILE MAINTENANCE (OIL AND LUBE) FACILITY at the southwest corner of Elkhorn Road and Grand Montecito Parkway (APN 125-20-510-009), T-C (Town Center) Zone [UC-TC (Urban Center Mixed-Use) Town Center Special Land Use Designation], Ward 6 (Ross).

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

STEINMAN – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 03/01/2006

MINUTES:

NOTE: See Item 8 [SUP-10149] for all related discussion.

(6:37 – 3:59)

1-1221

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Major Modification (MOD-3763), and Rezoning (ZON-3840).

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 9 – SUP-10798

CONDITIONS – Continued:

2. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.
3. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - SDR-10148 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-10149 AND SUP-10798 - PUBLIC HEARING - APPLICANT: FABULOUS FREDDY'S CAR WASH - OWNER: MONTECITO PADS, LLC - Request for a Site Development Plan Review FOR A DRIVE-THROUGH FACILITY IN CONJUNCTION WITH A PROPOSED 4,975 SQUARE-FOOT CONVENIENCE STORE; A 4,071 SQUARE-FOOT CARWASH (AUTOMATIC); AND A 1,748 SQUARE-FOOT AUTOMOBILE MAINTENANCE FACILITY (OIL AND LUBE) on 1.87 acres at the southwest corner of Elkhorn Road and Grand Montecito Parkway (APN 125-20-510-009), T-C (Town Center) Zone [UC-TC (Urban Center Mixed-Use) Town Center Special Land Use Designation], Ward 6 (Ross).

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

STEINMAN – APPROVED subject to conditions and amending Condition 3 as read for the record as follows:

3. All development shall be in conformance with the site plan and building elevations, date stamped 12/13/05 and the landscape plan date stamped 1/23/06 except as amended by conditions herein.

– Motion carried with TRUESDELL voting NO

To be heard by the City Council on 03/01/2006

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 10 – SDR-10148

MINUTES – Continued:

NOTE: See Item 8 [SUP-10149] for all related discussion.

(6:37 – 3:59)

1-1221

CONDITIONS:

Planning and Development

1. Conformance to all Conditions of Approval for Rezoning (ZON-3840) and Modification (MOD-3763).
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City of Las Vegas
3. All development shall be in conformance with the site plan and building elevations, date stamped 12/13/05 except as amended by conditions herein.
4. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for building permit to reflect an additional loading zone located on the site. In addition a site summary table shall be depicted on the site plan that includes an updated parking analysis and applicable property information.
5. The conceptual landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect compliance with Section 5.1.7 of the Montecito Town Center Development Agreement. Because much of the required landscaping of the approved Montecito Market Place is contained within the perimeter and parking areas, the revisions made to Pad Q must include a calculation for the net gain or loss of landscaped areas for Pad Q and for the overall site. The proposal must demonstrate compliance with all landscape and open space standards as required by the Montecito Development Agreement.
6. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. The landscape plan shall include irrigation specifications.

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 10 – SDR-10148

CONDITIONS – Continued:

8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance of 22% (as defined by the National Institute of Standards and Technology).
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. A Master Sign Plan shall be submitted for approval of the Centennial Hills Architectural Review Committee—Town Center (CHARC-TC) prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

15. Unless already constructed by the master developer, construct half-street improvements including bus stop, turn lanes, and appropriate overpaving on Elkhorn Road and Grand Montecito Parkway adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
16. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 10 – SDR-10148

CONDITIONS – Continued:

facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

17. Site development to comply with all applicable conditions of approval for Z-76-98 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-10815 - SPECIAL USE PERMIT RELATED - PUBLIC HEARING - APPLICANT/OWNER: TETON DURANGO 2006, LLC - Request for a Special Use Permit FOR A PROPOSED AUTO REPAIR GARAGE, MINOR at the southwest corner of Durango Drive and Ackerman Avenue (APN 125-08-806-003), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	28
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at meeting: Protest petition

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 24 [GPA-10745], Item 25 [ZON-10747], Item 26 [SDR-10748], Item 80 [SUP-11160] and Item 81 [SDR-10802] to 2/09/2006; HOLD IN ABEYANCE Item 5 [GPA-9127], Item 11 [SUP-10815], Item 12 [SDR-10071], Item 35 [GPA-10776], Item 36 [ZON-10778], Item 37 [VAR-10780], Item 38 [VAR-10781], Item 39 [SUP-10783], Item 40 [SDR-10784], Item 41 [GPA-10789], Item 42 [ZON-10792], Item 43 [VAR-10793], Item 44 [VAR-10795], Item 45 [SDR-10796], Item 49 [GPA-10841], Item 50 [ZON-10838], Item 51 [VAR-10840], Item 52 [SDR-10836], Item 68 [VAR-10773], Item 69 [SDR-10770] to 2/23/2006 and TABLE Item 15 [GPA-9219] and Item 60 [ZON-10794] – UNANIMOUS

MINUTES:

MR. LEOBOLD indicated that Item 11 [SUP-10815] and Item 12 [SDR-10071] were requested to be held in abeyance to the 2/23/2006 meeting in order to allow more time to conduct a neighborhood meeting. Staff supported the request.

(6:05 – 6:15)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - RENOTIFICATION - SDR-10071 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-10815 - PUBLIC HEARING - APPLICANT/OWNER: TETON DURANGO 2006, LLC - Request for a Site Development Plan Review FOR A PROPOSED 13,722 SQUARE-FOOT COMMERCIAL DEVELOPMENT WITH WAIVERS TO ALLOW A 15-FOOT REAR YARD SETBACK WHERE 20 FEET IS THE MINIMUM REAR YARD SETBACK REQUIRED, AND WAIVERS OF BUILDING PLACEMENT, PERIMETER, AND FOUNDATION LANDSCAPING STANDARDS on 2.18 acres at the southwest corner of Durango Drive and Ackerman Avenue (APN 125-08-806-003), C-1 (Limited Commercial) Zone, Ward 6 (Ross).

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

28

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at meeting: Protest petition for Items 11 and 12 filed under Item 11

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 24 [GPA-10745], Item 25 [ZON-10747], Item 26 [SDR-10748], Item 80 [SUP-11160] and Item 81 [SDR-10802] to 2/09/2006; HOLD IN ABEYANCE Item 5 [GPA-9127], Item 11 [SUP-10815], Item 12 [SDR-10071], Item 35 [GPA-10776], Item 36 [ZON-10778], Item 37 [VAR-10780], Item 38 [VAR-10781], Item 39 [SUP-10783], Item 40 [SDR-10784], Item 41 [GPA-10789], Item 42 [ZON-10792], Item 43 [VAR-10793], Item 44 [VAR-10795], Item 45 [SDR-10796], Item 49 [GPA-10841], Item 50 [ZON-10838], Item 51 [VAR-10840], Item 52 [SDR-10836], Item 68 [VAR-10773], Item 69 [SDR-10770] to 2/23/2006 and TABLE Item 15 [GPA-9219] and Item 60 [ZON-10794] – UNANIMOUS

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 12 – SDR-10071

MINUTES:

MR. LEOBOLD indicated that Item 11 [SUP-10815] and Item 12 [SDR-10071] were requested to be held in abeyance to the 2/23/2006 meeting in order to allow more time to conduct a neighborhood meeting. Staff supported the request.

(6:05 – 6:15)

1-141

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - SDR-10483 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: PARKMEED MALIBU CANYON, LLC - Request for a Site Development Plan Review FOR THE CONVERSION OF A 92 UNIT APARTMENT COMPLEX TO A CONDOMINIUM DEVELOPMENT on 4.62 acres at 8400 West Charleston Boulevard (APN 138-33-401-014), R-PD18 (Residential Planned Development - 18 Units Per Acre) Zone, Ward 2 (Wolfson).

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at Meeting: Traffic/Parking Report conducted by David Turner

MOTION:

TROWBRIDGE – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 03/01/2006

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated that the proposed development is inconsistent with the parking, landscaped buffering, and landscaping requirements; therefore, staff recommended denial.

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 13 – SDR-10483

MINUTES – Continued:

ATTORNEY JAY BROWN, 520 South Fourth Street, appeared with engineering consultant DAVID TURNER. ATTORNEY BROWN stated that while there is a parking shortage, he submitted a traffic report reflecting an abundant amount of parking spaces available. He acknowledged that 85 trees exist where 64 are required and only 15 exist throughout the parking area where 30 should be provided. In reference to the setback discrepancies, he noted that the issues existed when the project was initially built.

ATTORNEY BROWN stated that the applicant is very sensitive to the needs of the tenants. He read conditions and promises that the applicant wanted to publicize which included the following: A right of first refusal to buy; a \$10,000 discount on the unit; each tenant will be introduced to a lender to assist with financing; a minimum or no down payment option – depending on credit – and the tenant will be given the option to withdraw from their lease prematurely if they wish not to purchase. In short, the applicant will give all tenants every possibility to stay. He requested approval.

COMMISSIONER DAVENPORT inquired about the possibilities of providing more trees, and MR. TURNER remarked that where physically possible, trees would be provided. COMMISSIONER DAVENPORT suggested imposing a condition to work with staff, but MR. LEOBOLD pointed out that more trees would contribute to the project's parking deficiency. MR. LEOBOLD stated that if an opportunity to provide more trees arises, staff would support those efforts. MARGO WHEELER, Director of Planning and Development, confirmed that Condition 3 indicates 15 additional trees are required, to which the applicant is obligated.

COMMISSIONER TROWBRIDGE commended the applicant for his willingness to provide affordable housing for existing tenants. He recommended other conversion properties consider the same approach.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:59 – 7:07)

1-2072

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City of Las Vegas.

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 13 – SDR-10483

CONDITIONS – Continued:

2. All development shall be in conformance with the site plan and building elevations, date stamped 11/28/05, except as amended by conditions herein.
3. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf. The plan shall also indicate an additional 15, 24-inch box African Sumac or Mondel Pine located throughout the site.
4. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.
5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. The landscape plan shall include irrigation specifications.
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
7. Air conditioning units shall not be mounted on rooftops.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
10. Any remodeling or construction work in conjunction with the conversion of the apartments shall require permits from the Department of Building and Safety, with the exception of painting, carpeting, or other similar finish work.
11. The conversion from Apartments to Condominiums shall require the payment of additional sewer connection fees. The additional connection fees shall be paid prior to the recordation of the Final Map. Proof of payment shall be required upon submittal of the Final Map.
12. All City Code requirements and design standards of all City departments must be satisfied.

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 13 – SDR-10483

CONDITIONS – Continued:

Public Works

13. This site shall be responsible for sewer connection fees in accordance with condominium requirements per Title 14 Chapter 14.04.020 Equivalent Residential Unit (ERU) Schedule. If some or all of these units have already paid fees based upon apartment requirements, the difference between condominium and apartment fees for those units shall be paid to Building and Safety prior to the recordation of a Final Map for this site. Submit copies of the receipts to the Collection Systems Planning Section of the Department of Public Works with Final Map mylar submittal.
14. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
15. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
16. A Homeowners' Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
17. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings or the submittal of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
18. Add a note to the Final Map stating that "All areas not occupied by a building are Public Drainage Easements to be Privately Maintained".

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

GPA-7292 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT:
CITY OF LAS VEGAS - OWNER: VARIOUS - Request to designate Future Land Use Designations located on the West Las Vegas Area Plan Map, Ward 5 (Weekly).

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Justification Letter
5. Submitted at meeting – Hardcopy of PowerPoint presentation for Items 14 and 89

MOTION:

GOYNES – APPROVED – UNANIMOUS

To be heard by the City Council on 03/01/2006

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open for Item 14 [GPA-7292] and Item 89 [DIR-11049].

JIM MARSHALL, Planning and Development, used a PowerPoint presentation to give an update of the policy and goals of the 1994 West Las Vegas Plan in addition to the demographics, land use and redevelopment changes that have occurred there since 1994. In an attempt to integrate the 2002 Neighborhood Plan, five meetings were held, in addition to workshops and educational sessions for the attendees. MR. MARSHALL noted all who have attended such meetings and stated that staff co hosted a meeting with the Office of Business Development to explain the redevelopment expansion area and how it affects West Las Vegas.

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 14 – GPA-7292

MINUTES – Continued:

MR. MARSHALL noted that implementation policies are divided by several factors that will be used by staff for development review process and to suggest projects for the capital improvement cycle by transportation and infrastructure improvements. He gave examples of parcels that have inconsistent land uses and zoning designations and this action would bring the parcels into compliance.

SHONDRA ARMSTRONG, 1931 Fair Avenue, appeared to request clarification about zone changes affecting the property between Sunny Place and Clark Way and Washington Avenue to Bonanza Road. MARGO WHEELER, Director of Planning and Development, confirmed that the General Plan Designation would only affect the properties specified in Map 17 of the backup material.

CHAIRMAN TRUESDELL stated that the properties depicted would not sustain a zone change, but rather a General Plan Amendment. He noted that property #12 on Map 17 would remain zoned for General Commercial and MR. MARSHALL affirmed all comments.

CHAIRMAN TRUESDELL declared the Public Hearing closed for Item 14 [GPA-7292] and Item 89 [DIR-11049].

(7:07 – 7:14)

1-2451

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

GPA-9219 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to change the Future Land Use designation to Commercial, Mixed Use, Industrial or Public Facilities on various parcels located within the proposed Las Vegas Redevelopment Plan area and within the proposed Redevelopment Plan expansion area. Wards: 1 (Tarkanian), 3 (Reese), and 5 (Weekly).

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 24 [GPA-10745], Item 25 [ZON-10747], Item 26 [SDR-10748], Item 80 [SUP-11160] and Item 81 [SDR-10802] to 2/09/2006; HOLD IN ABEYANCE Item 5 [GPA-9127], Item 11 [SUP-10815], Item 12 [SDR-10071], Item 35 [GPA-10776], Item 36 [ZON-10778], Item 37 [VAR-10780], Item 38 [VAR-10781], Item 39 [SUP-10783], Item 40 [SDR-10784], Item 41 [GPA-10789], Item 42 [ZON-10792], Item 43 [VAR-10793], Item 44 [VAR-10795], Item 45 [SDR-10796], Item 49 [GPA-10841], Item 50 [ZON-10838], Item 51 [VAR-10840], Item 52 [SDR-10836], Item 68 [VAR-10773], Item 69 [SDR-10770] to 2/23/2006 and TABLE Item 15 [GPA-9219] and Item 60 [ZON-10794] – UNANIMOUS

MINUTES:

There was a request to table Item 15 [GPA-9219] to allow time to adjust the amended plan. MARGO WHEELER, Director of Planning and Development, clarified that a request to table an item allows the item to be held to an uncertain date. When the applicant wishes to continue with the application, those within the notice area will be renoticed with the latest information about

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 15 – GPA-9219

MINUTES – Continued:

the application. She announced that staff was available if anyone was concerned with the request.

(6:05 – 6:15)

1-141

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

GPA-10830 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER CITY OF LAS VEGAS - Request to amend a portion of the Southeast Sector Plan of the Master Plan **FROM: PF (PUBLIC FACILITIES) TO: C (COMMERCIAL)** on 1.23 acres at 601 Fremont Street (APN 139-34-611-018), Ward 5 (Weekly).

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – APPROVED – UNANIMOUS

To be heard by the City Council on 03/01/2006

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated that the site was determined to be available for public needs and commercial purposes. This would promote development of commercial areas near downtown and staff recommended approval.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(7:14 – 7:16)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

GPA-10835 - GENERAL PLAN AMENDMENT - PUBLIC HEARING -
APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a General Plan Amendment to amend Section 2.5 of the Centennial Hills Sector Plan to make the land use categories consistent with the Land Use Element of the 2020 Master Plan and to amend Section 3.4 of the Centennial Hills Sector Plan to refer to the Town Center Development Standards Manual, Wards 4 (Brown), 5 (Weekly) and 6 (Ross).

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map – Not Applicable
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 03/01/2006

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development, stated this amendment would eliminate Section 3.4 from the Centennial Hills Sector Plan causing all Town Center activities to take place within the manual. The land use element updated in 2005 will modify the text in Section 2.5 to agree with the changes in the land use element and staff recommended approval.

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 17 – GPA-10835

MINUTES – Continued:

COMMISSIONER GOYNES inquired about the affect this amendment's would have on Ward 5. MR. LEOBOLD replied that it would affect the portions of Ward 5 that are within the Centennial Sector Plan.

CHAIRMAN TRUESDELL declared the Public Hearing closed.
(7:16 – 7:18)
1-2880

CONDITIONS:

1. **Section 2.5, “Land Use Category Definitions,” of the Centennial Hills Sector Plan shall be amended to include the following:**

2.5 Land Use Category Definitions

The definitions for the Land Use Categories included in the Centennial Hills Sector Plan have incorporated the concepts previously defined and implement the generalized categories in the Concept Plan. Map 3, “Centennial Hills Sector Land Use Categories”, reflects the location of the General Plan Land Use categories for the Northwest. These categories include a range of densities (densities should be rounded up to the nearest one tenth) for each land use category listed below:

Rural Neighborhood Preservation (RNP)

~~(A density of zero to 2 dwelling units per acre).~~ The predominant residential life-style of these areas is single-family homes on large lots, many including equestrian facilities. This is generally a rural environment that permits greater privacy and some non-commercial raising of domestic animals.

In accordance with an Interlocal Agreement signed January 2, 2002, the City and Clark County designate those areas recognized for the above described lifestyle as Rural Neighborhood Preservation areas. These areas are shown on Map 3. The interlocal describes areas within the Centennial Hills Sector as “Excepted Areas”. The “Excepted Areas” are those that will be annexed into the city only by request of the individual property owners. This Category allows up to 2 units per acre.

Map 3 shows a boundary that encompasses those parcels that are within the “Excepted Areas” of the Interlocal and represents the limits of the Rural Neighborhood Preservation Neighborhoods. Parcels in the excepted area at the time of the signing of the interlocal shall remain Rural Neighborhood Preservation areas whether the parcels annex into the

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 17 – GPA-10835

CONDITIONS – Continued:

city or not.

Desert Rural Density Residential (DR)

~~(2.1 to 2.49 dwelling units/gross acre). The Desert Rural Density Residential Category allows a maximum of 2.49 dwelling unit per gross acre.~~

The predominant lifestyle of the DR areas is also single-family homes on large lots, many including equestrian facilities. This is generally a rural environment that permits some non-commercial raising of domestic animals. It is expected that in the Desert Rural Density Residential Category there generally would be no need for common facilities such as recreation, with the exception of maintaining an existing water system. This category allows up to 2.49 units per acre.

Rural Density Residential (R)

~~(2.5 to 3.59 dwelling units/gross acre). The Rural Density Residential category allows a maximum of 3.59 dwelling units per gross acre. This is a rural or semi-rural environment with a lifestyle much like that of the Desert Rural, but with a smaller allowable lot size.~~

The Rural Density Residential category is a rural or semi-rural environment with a lifestyle much like that of the Desert Rural, but with a smaller allowable lot size. This category allows up to 3.59 units per acre.

This category is located generally adjacent to RNP, DR, and PCD areas. The density maximum is allowed depending on the density of adjacent existing and planned residential development. The lot size and density of development should be similar to that which is immediately adjacent to the new development.

Low Density Residential (L)

~~(3.6 to 5.5 units/gross acre.) This category permits single family detached homes, manufactured homes on individual lots, gardening, residential planned developments, and planned community developments.~~

~~Local supporting uses such as parks, other recreation facilities, schools, and churches are allowed in this category.~~

The Low Density category generally permits single family detached homes, manufactured homes on individual lots, gardening, home occupations, and family child care facilities. This category allows up to 5.49 units per acre.

Medium Low Density Residential (ML)

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 17 – GPA-10835

CONDITIONS – Continued:

~~(5.6 to 8 dwelling units/per gross acre.) This density range permits single family compact lots and zero lot lines, manufactured home parks, and residential planned development. The Medium Low Density Residential category generally permits single-family detached homes, including compact lots and zero lot lines, mobile home parks and two-family dwellings.~~

Local supporting uses such as parks, other recreation facilities, schools and churches are allowed in this category. This category allows up to 8.49 units per acre.

Medium Low Attached Density Residential (MLA)

~~(8.1 to 12 dwelling units/gross acre.) The Medium Low Attached Density Residential category permits a maximum of 12 dwelling units per gross acre. This category includes a variety of multi family units such as plexes, townhouses, condominiums, and low density apartments. This category is an appropriate use for the residential portion of a Village Center or Centennial Hills Town Center Area. It is also an appropriate transitional use.~~

The Medium Low Attached Density Residential category includes a variety of multi-family units such as plexes, townhouses, condominiums, and low-density apartments. This category is an appropriate use for the residential portion of a Village Center or Town Center area. It is also an appropriate transitional use. Local supporting land uses such as parks, other public recreational facilities, some schools, and churches are also allowed in this district. This category allows up to 12.49 units per acre.

Medium Residential (M)

~~(12.1 to 25 dwelling units/gross acre.) The Medium Residential category permits a maximum of 25 dwelling units per gross acre. This category includes a higher density variety of multifamily unit types, up to three stories in height.~~

The Medium Density Residential category includes a variety of multi-family units such as plexes, townhouses, and low-density apartments. This category allows up to 25.49 units per acre.

High Density Residential (H)

~~(The density range allowed is anything greater than 18 dwelling units/ gross acre.) The High Density Residential category permits residential planned development and other urban residential developments.~~

Depending on the location of the parcel, the High Density Residential category allows development such as multi-family plexes, townhouses, high-density apartments, and high-rise residential. This category allows 25 or more units per acre.

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 17 – GPA-10835

CONDITIONS – Continued:

Planned Community Development (PCD)

~~(2 to 8 dwelling units/gross acre.)~~ The Planned Community Development category allows for a mix of residential uses that maintain an average overall density ranging from two to eight dwelling units per gross acre, depending upon compatibility with adjacent uses (e.g. development with a density of two units per acre will be required when adjacent to DR designated property).

~~In addition, some public facilities and office projects may be used as buffers between areas of low density residential and areas of neighborhood commercial within the PCD.~~
In addition, commercial, public facilities and office projects may be used as buffers (depending on compatibility issues) within the PCD.

Projects in undeveloped areas that are greater than 80 acres in size require a master plan (PD zoning). Projects less than 80 acres in size are not allowed within the PCD; however, infill projects may receive a waiver from this requirement.

Residential streets shall be designed to discourage through traffic, provide maximum privacy, and avoid the appearance of lot conformity. In order to protect existing lifestyles, adjacency standards and conditions may be required for new development.

Centennial Hills Town Center (TC)

The Centennial Hills Town Center category is intended to be the principle employment center for the Northwest and is a mixed-use development category. As compatibility allows, a mix of uses can include: mall facilities; ~~shopping centers and other retail facilities;~~ low to high density residential uses; planned business; office and industrial parks; and recreational uses.

The complex nature of the Centennial Hills Town Center area requires the development of a special plan. (Some of the same land use designations will be used, but will utilize the TC suffix to denote that different criteria will be used for project approval - see Chapter 3).

Service Commercial (SC)

The Service Commercial category allows low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons and do not include more intense general commercial characteristics. Examples include: neighborhood shopping centers, ~~and areas. Theaters, bowling alleys, and other places of public assembly and public and semipublic uses.~~ This category also includes offices either individually singly or grouped as office centers with professional and business services. This category includes the

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 17 – GPA-10835

CONDITIONS – Continued:

~~Neighborhood and Village Center concept areas. Examples include neighborhood shopping centers, theaters, and other places of public assembly and public and semi-public uses. This category also includes offices either singly or grouped as office centers with professional and business services. The Service Commercial category may also allow mixed-use development with a residential component where appropriate.~~

2. **Section 3.4 , “Centennial Hills Town Center Land Use ,” of the Centennial Hills Sector Plan shall be amended to include the following:**

3.4 CENTENNIAL HILLS TOWN CENTER LAND USE

3.4.1 Introduction.

Refer to Town Center Standards Manual.

~~The Centennial Hills Town Center is located in both incorporated and unincorporated portions of Clark County. The Centennial Hills Town Center planning area is 2213 acres in size and located on all four quadrants of the Beltway/Highway 95 interchange. The geographic setting is relatively flat with a few natural storm water ravines. The land slopes downward slightly from the west to the east. Existing development within Centennial Hills Town Center consists of the Timberlake subdivision, which is located at the northwest corner of the Beltway/Highway 95 intersection) and several small subdivisions just south of Centennial Parkway and east of El Capitan Way.~~

~~Most of the Centennial Hills Town Center is vacant and is primarily adjacent to the vacant lands bordering the north and west of the planning area. To the south some moderate residential development exists within the immediate vicinity of the Centennial Hills Town Center. Development east of Centennial Hills Town Center has been moderate with low and medium low single family developments under construction.~~

~~The mean elevation of the site is approximately 2450 feet above sea level. The Centennial Hills Town Center planning area boundaries include all and/or portions of Sections 7, 8, 16, 17, 18, 19, 20, 21, 27, 28 and 29, all in Township 19 South, Range 30 East, Mount Diablo Base, and Meridian.~~

~~The land uses that make up the Centennial Hills Town Center Plan are intended to compliment each other and any future adjacent developed uses surrounding it. There are nine land use categories that will regulate development of the Centennial Hills Town Center District. The location of these categories are depicted on the Centennial Hills Town Center Land Use Map (Map 4).~~

~~In order to minimize the impacts intensive activity can have upon low density residential~~

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 17 – GPA-10835

CONDITIONS – Continued:

~~neighborhoods, building height restrictions have been deliberately established to distance the tallest structures from the lower density residential uses. These height restrictions are pyramidal in concept with the highest structures being at a central location adjacent to El Capitan Way tapering down to a two-story maximum when abutting lower density residential neighborhoods.~~

~~Minimization of land use conflicts and the insulation of low density residential projects from intensive vehicular traffic, noise, and late hour activity generated by the more intensive land uses have been addressed by locating the most intensive land uses in such a manner that they will be distanced and buffered from most single family uses by other less intensive land uses. The less intensive commercial categories have been located to accomplish two important strategic functions:~~

~~a. To provide needed retail services (i.e. food, clothing, fuel, etc.) to each quadrant of the interchange to reduce the number of trips that will have to be made across the Beltway and~~

~~Highway 95 overpass/underpass.~~

~~b. To buffer the adjacent housing projects from the much more intensive uses which will be located within the GC and UC land use areas.~~

~~Other land uses include Low Density Residential (L), Medium Residential (M), and Public Facilities (PF). Where possible these uses should be used as land use buffers as well. Table 4 reflects a breakdown of the land use categories which make up the Centennial Hills Town Center and the amount of land dedicated to each category.~~

~~Some of the above land use categories match existing land use categories used elsewhere in the City's General Plan. These land use designations are inherently the same but are more restrictive within the Centennial Hills Town Center and are therefore shown on the Centennial Hills Town Center Land Use Map with a TC suffix (i.e. GC TC). The definitions for each of the land use categories included in the Centennial Hills Town Center Land Use Plan will now be described.~~

~~The land use categories can be divided into four basic divisions consisting of Commercial, Mixed Use, Residential and Public Facilities. Each of these land use divisions can then in turn be broken down into other categories having varying degrees of intensity and density.~~

~~Table 4. Centennial Hills Town Center Land
Use Breakdown
Designation Land Use Acreage~~

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 17 – GPA-10835

CONDITIONS – Continued:

~~SC TC Service Commercial 412.5~~
~~GC TC General Commercial 179.5~~
~~MS TC Main Street Mixed Use 142.9~~
~~SX TC Suburban Mixed Use 197.9~~
~~EC TC Employment Center Mixed Use 102.6~~
~~UC TC Urban Center Mixed Use 121.9~~
~~L TC Low Density Residential 247.9~~
~~M TC Medium Density Residential 101.3~~
~~ML TC Medium Low Density Residential 362.7~~
~~MLA TC Medium Low Attached Residential 3.8~~
~~PROS Passive Park, Recreation, Open Space 74.9~~
~~PROS Active Park, Recreation, Open Space 220.6~~
~~PF TC Public Facilities 222~~
~~R O W Right of Way 557.1~~
~~TOTAL 2947.6~~

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

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DISCUSSION

SUBJECT:

GPA-9946 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: GERALD GARAPICH A.I.A., LLC - OWNER: TRIMMER FAMILY, LLC, ET AL - Request to amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: R (RURAL DENSITY RESIDENTIAL) TO: O (OFFICE) on 1.78 acres at the northeast corner of Ann Road and Rio Vista Street (APNs 125-27-802-011 and 013), Ward 6 (Ross).

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

5

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Justification Letter
5. Protest letter by Walter Nieczkowski

MOTION:

TROWBRIDGE – DENIED – UNANIMOUS with DUNNAM abstaining because DR. TRIMMER is a past client of his and he has proposed work for him on this property. Although DR. TRIMMER has not accepted the proposal, he would abstain to avoid future improprieties.

To be heard by the City Council on 03/01/2006

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open for Item 18 [GPA-9946], Item 19 [ZON-9947], Item 20 [VAR-9957] and Item 21 [SDR-9952].

MARIO SUAREZ, Deputy Director of Planning and Development, explained that staff was unable to make a recommendation of approval for the variance requests because the project is a

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 18 – GPA-9943

MINUTES – Continued:

part of a Rural Preservation Neighborhood Plan and located within the Rural Preservation Overlay District, and Staff could not support the approval of the site plan because it is inconsistent with the Rural Preservation Policy.

RICHARD GALLEGOS, 10 Commerce Center Drive, appeared on behalf of the applicant and noted agreement with all conditions. He depicted a map referencing the General Plan Amendment request to change the zone back to O (Office) as it was nearly 10 months ago. The property is an L shaped lot, currently zoned for eight units to the acre. The densities that currently exist do not meet rural standards and therefore, MR. GALLEGOS indicated that this request would not compromise the density for the area. The zone change request satisfies the need for development in that area, especially for office parks. The project would provide a small office park with services of doctors, real estate brokers, and land use consultants operating during normal business hours of 8 a.m. to 5 p.m., Monday through Friday. MR GALLEGOS stated that the applicant agrees to limit the hours of business while also limiting the uses allowed under the P-R (Professional Office and Parking) zone.

MR. GALLEGOS explained the site plan, which illustrates that the buildings would be located toward the street and have interior parking. The design is based on a fault line that runs in a northwesterly direction and restricts the use of land. He described the site's layout and indicated that there is a 10-foot drainage and a 15-foot common element landscape easement, which would buffer the homes adjacent to the property. There are no doors or windows planned to be accessible to the back of the building and lighting would be restricted. He respectfully requested approval.

CHAIRMAN TRUESDELL acknowledged that although the property was zoned for office, it never was established as office upon the change to R (Rural Density Residential).

ED GOBEL, 3017 Quiet Breeze Court, appeared with LINDA WESTMEYERS to thank City staff and Commissioners. He stressed the number of hours spent constructing an ordinance to preserve rural communities and urged the Commissioners to place the burden upon the applicant to show cause for deviating from the plan. He acknowledged MS. WESTMEYERS for working strenuously to see the ordinance to fruition. MS. WESTMEYERS concurred with MR. GOBEL'S comments and asked for denial.

JUDY COLLINS, 5685 Balsam Street, stated she owns the property surrounding the proposed development. She confirmed that at one time her property was zoned for Office so long as she maintained 100 feet between the residential line and her first building, which is significantly greater than the 10 feet the applicant is proposing. While she acknowledged the oddly shaped lot, she opposed the zone change to Office and encouraged denial of the application.

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 18 – GPA-9946

MINUTES – Continued:

CECILIA LAUB, 6781 Haven Hollow Avenue, concurred with opposing comments. If the project receives approval, she encouraged the Commissioners to require that the applicant follow through with restricting certain businesses from that location.

CHAIRMAN TRUESDELL declared the Public Hearing closed for Item 18 [GPA-9946], Item 19 [ZON-9947], Item 20 [VAR-9957] and Item 21 [SDR-9952].

(7:18 – 7:39)

1-2995

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-9947 - REZONING RELATED TO GPA-9946 - PUBLIC HEARING - APPLICANT: GERALD GARAPICH A.I.A., LLC - OWNER: TRIMMER FAMILY, LLC, ET AL - Request for a Rezoning FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) MASTER PLAN DESIGNATION] AND R-E (RESIDENCE ESTATES) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 1.78 acres at the northeast corner of Ann Road and Rio Vista Street (APNs 125-27-802-011 and 013), Ward 6 (Ross).

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

5

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Protest letter by Walter Nieczkowski for Items 18, 19, 20 and 21 filed under Item 18

MOTION:

TROWBRIDGE – DENIED – UNANIMOUS with DUNNAM abstaining because DR. TRIMMER is a past client of his and he has proposed work for him on this property. Although DR. TRIMMER has not accepted the proposal, he would abstain to avoid future improprieties.

To be heard by the City Council on 03/01/2006

MINUTES:

NOTE: See Item 18 [GPA-9946] for all related discussion.

(7:18 – 7:39)

1-2995

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

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CONSENT

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DISCUSSION

SUBJECT:

VAR-9957 - VARIANCE - PUBLIC HEARING - APPLICANT: GERALD GARAPICH A.I.A., LLC - OWNER: TRIMMER FAMILY, LLC, ET AL - Request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 10 FEET WHERE 54 FEET IS THE MINIMUM SETBACK REQUIRED on 1.78 acres at the northeast corner of Ann Road and Rio Vista Street (APNs 125-27-802-011 and 013), U (Undeveloped) Zone [R (Rural Density Residential) Master Plan Designation] and R-E (Residence Estates) Zone [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 6 (Ross)

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

5

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Protest letter by Walter Nieczkowski for Items 18, 19, 20 and 21 filed under Item 18

MOTION:

TROWBRIDGE – DENIED – UNANIMOUS with DUNNAM abstaining because DR. TRIMMER is a past client of his and he has proposed work for him on this property. Although DR. TRIMMER has not accepted the proposal, he would abstain to avoid future improprieties.

To be heard by the City Council on 03/01/2006

MINUTES:

NOTE: See Item 18 [GPA-9946] for all related discussion.

(7:18 – 7:39)

1-2995

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-9952 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VARIANCE 9957 - PUBLIC HEARING - APPLICANT: GERALD GARAPICH A.I.A., LLC - OWNER: TRIMMER FAMILY, LLC, ET AL - Request for a Site Development Plan Review FOR A PROPOSED 18,090 SQUARE-FOOT OFFICE COMPLEX, WAIVER OF PARKING LOT AND FOUNDATION LANDSCAPING STANDARDS; AND TO ALLOW A 10-FOOT REAR YARD SETBACK WHERE A MINIMUM OF 15 FEET IS REQUIRED on 1.78 acres at the northeast corner of Ann Road and Rio Vista Street (APNs 125-27-802-011 and 013), U (Undeveloped) Zone [R (Rural Density Residential) Master Plan Designation] and R-E (Residence Estates) Zone [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 6 (Ross).

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letters
5. Protest letter by Walter Nieczkowski for Items 18, 19, 20 and 21 filed under Item 18

MOTION:

TROWBRIDGE – DENIED – UNANIMOUS with DUNNAM abstaining because DR. TRIMMER is a past client of his and he has proposed work for him on this property. Although DR. TRIMMER has not accepted the proposal, he would abstain to avoid future improprieties.

To be heard by the City Council on 03/01/2006

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 21 – SDR-9952

MINUTES:

NOTE: See Item 18 [GPA-9946] for all related discussion.
(7:18 – 7:39)

1-2995

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

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CONSENT

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DISCUSSION

SUBJECT:

GPA-10723 - GENERAL PLAN AMENDMENT - PUBLIC HEARING -
APPLICANT/OWNER: SHAMROCK PROPERTIES II, LLC - Request to amend a portion of the Southeast Sector Plan of the Master Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 0.98 acres adjacent to the north side of Oakey Boulevard, approximately 610 feet west of Arville Street (APN 162-06-202-006), Ward 1 (Tarkanian).

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Justification Letter

MOTION:

DAVENPORT – APPROVED – UNANIMOUS

To be heard by the City Council on 03/01/2006

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open for Item 22 [GPA-10723] and Item 23 [ZON-10724].

MARIO SUAREZ, Deputy Director of Planning and Development Department, explained this application is to unify the zoning throughout the parcel and bring this development into conformance. He stated this proposal is specifically for the parking lot located on the subject site currently zoned single family residential. The application is to match the zoning of the parking lot to the property to the west which zoned professional office and parking. The general

plan amendment is to extend the service commercial zoning to the parking lot which is currently.

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 22 – GPA-10723

MINUTES – Continued:

zoned for low density residential. Also, a dental office that is not part of this application will be brought out of noncompliance into compliance if these applications are approved. Staff recommended approval on both applications

VRUSHALI DAULAT, 9716 Highridge Drive, appeared on behalf of the client, agreed to all staff conditions and respectfully requested approval. She also clarified that the affected medical office practices internal medicine and family practice and is not a dental office.

MARK RAINS, 4520 Exposition Avenue, stated his opposition, expressing his concern that possible 24 hour a day business would be allowed to operate in this area some time in the future if this application is approved.

CHAIRMAN TRUESDELL explained to MR. RAINS that this application is simply to unify the zoning in the subject property and 24 hour uses, would be allowed in this zone, even with the amendment.

In response to COMMISSIONER EVANS' inquiry, MARGO WHEELER, Director of Planning and Development, explained that the lack of office did not allow this application to apply for office zoning so the applicant is applying for the service commercial zone change to keep the property's zoning consistent throughout. COMMISSIONER DAVENPORT echoed COMMISSIONER EVANS' concerns and received assurances from MS. WHEELER that a higher density zone change would have to come before the Planning Commission for approval. MS. WHEELER also explained that a zone change to office would create an island effect which the code discourages.

In response to COMMISSIONER STEINMAN'S questioning, MS. WHEELER stated the intention of this proposal is to bring the nonconforming parking lot and medical office into conformance with the general plan and land use designations. If the applicant then wished to place a sign on the property, that would have to come before the Commission. With regards to the sign's location, MS. WHEELER clarified that no site plan or sign plan was before the Commission at this time. She also confirmed COMMISSIONER STEINMAN's conclusion that the existing sign would have to come down as part of this process. With regard to a cross easement with the church to the east, MS. WHEELER stated the parking lot is not involved in that.

COMMISSIONER DAVENPORT suggested incorporating more landscaping as part of this application, but MS. WHEELER reiterated a site plan review or special use permit is not part of this application, explaining if any construction took place, it would come before the Commission, but not just for a sign.

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 22 – GPA-10723

MINUTES – Continued:

CHAIRMAN TRUESDELL expressed his support for these items, but was concerned about a potential field of asphalt with no landscaping and would be more satisfied if the applicant would upgrade the existing landscaping. COMMISSIONER DAVENPORT clarified that upgraded landscaping is a condition of approval. The applicant agreed to all conditions when pressed by CHAIRMAN TRUESDELL.

CHAIRMAN TRUESDELL declared the Public Hearing closed for Item 22 [GPA-10723] and Item 23 [ZON-10724].

(7:39 – 7:50)

2-354

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-10724 - REZONING RELATED TO GPA-10723 - PUBLIC HEARING - APPLICANT/OWNER: SHAMROCK PROPERTIES II, LLC - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.98 acres adjacent to the north side of Oakey Boulevard, approximately 610 feet west of Arville Street (APN 162-06-202-006), Ward 1 (Tarkanian).

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

DAVENPORT – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 03/01/2006

MINUTES:

NOTE: See Item 22 [GPA-10723] for all related discussion.
(7:39 – 7:50)

2-354

CONDITIONS:

Planning and Development

1. A Master Plan Amendment (GPA-10723) to an SC (Service Commercial) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 23 – ZON-10724

CONDITIONS – Continued:

3. The use of the subject property shall be restricted to its use as a parking lot.
4. Approval of a Reversionary Map to combine the subject parcel with the parcel to the west.
5. Establishment of a 15-foot landscaped island along Oakey Boulevard that complies with Title 19 requirements. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted. The landscape plan shall include irrigation specifications. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed.

Public Works

6. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City standards. All new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
7. Provide a copy of a recorded Joint Access Agreement between all parcels comprising this site prior to the issuance of any permits.
8. All landscaping installed with this project shall be situated and maintained as not to create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

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CONSENT

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DISCUSSION

SUBJECT:

GPA-10745 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: OCEANSIDE CYPRESS SPRINGS, LLC - Request to amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: SC (SERVICE COMMERCIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) on 6.71 acres at 3651 North Rancho Drive (APN 138-12-202-002), Ward 6 (Ross).

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Justification Letter
5. Submitted at meeting: Abeyance request letter from David S. Turner

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 24 [GPA-10745], Item 25 [ZON-10747], Item 26 [SDR-10748], Item 80 [SUP-11160] and Item 81 [SDR-10802] to 2/09/2006; HOLD IN ABEYANCE Item 5 [GPA-9127], Item 11 [SUP-10815], Item 12 [SDR-10071], Item 35 [GPA-10776], Item 36 [ZON-10778], Item 37 [VAR-10780], Item 38 [VAR-10781], Item 39 [SUP-10783], Item 40 [SDR-10784], Item 41 [GPA-10789], Item 42 [ZON-10792], Item 43 [VAR-10793], Item 44 [VAR-10795], Item 45 [SDR-10796], Item 49 [GPA-10841], Item 50 [ZON-10838], Item 51 [VAR-10840], Item 52 [SDR-10836], Item 68 [VAR-10773], Item 69 [SDR-10770] to 2/23/2006 and TABLE Item 15 [GPA-9219] and Item 60 [ZON-10794] – UNANIMOUS

MINUTES:

Regarding Item 24 [GPA-10745], Item 25 [ZON-10747] and Item 26 [SDR-10748], the applicant provided a letter requesting an abeyance to 2/09/2006 but gave no reason for the request. Because there was no reason given, staff could not support the abeyance request.

(6:05 – 6:15)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-10747 - REZONING RELATED TO GPA-10745 - PUBLIC HEARING - APPLICANT/OWNER: OCEANSIDE CYPRESS SPRINGS, LLC - Request for a Rezoning FROM: C-2 (GENERAL COMMERCIAL) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 6.71 acres at 3651 North Rancho Drive (APN 138-12-202-002), Ward 6 (Ross).

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at meeting: Abeyance request letter from David S. Turner for Items 24, 25 and 26 filed under 24

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 24 [GPA-10745], Item 25 [ZON-10747], Item 26 [SDR-10748], Item 80 [SUP-11160] and Item 81 [SDR-10802] to 2/09/2006; HOLD IN ABEYANCE Item 5 [GPA-9127], Item 11 [SUP-10815], Item 12 [SDR-10071], Item 35 [GPA-10776], Item 36 [ZON-10778], Item 37 [VAR-10780], Item 38 [VAR-10781], Item 39 [SUP-10783], Item 40 [SDR-10784], Item 41 [GPA-10789], Item 42 [ZON-10792], Item 43 [VAR-10793], Item 44 [VAR-10795], Item 45 [SDR-10796], Item 49 [GPA-10841], Item 50 [ZON-10838], Item 51 [VAR-10840], Item 52 [SDR-10836], Item 68 [VAR-10773], Item 69 [SDR-10770] to 2/23/2006 and TABLE Item 15 [GPA-9219] and Item 60 [ZON-10794] – UNANIMOUS

MINUTES:

Regarding Item 24 [GPA-10745], Item 25 [ZON-10747] and Item 26 [SDR-10748], the applicant provided a letter requesting an abeyance to 2/09/2006 but gave no reason for the request. Because there was no reason given, staff could not support the abeyance request.

(6:05 – 6:15)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SDR-10748 - SITE DEVELOPMENT PLAN REVIEW RELATED GPA-10745 AND ZON-10747 - PUBLIC HEARING - APPLICANT/OWNER: OCEANSIDE CYPRESS SPRINGS, LLC - Request for a Site Development Plan Review FOR THE CONVERSION OF A 144-UNIT APARTMENT COMPLEX TO CONDOMINIUMS on 6.71 acres at 3651 North Rancho Drive (APN 138-12-202-002), C-2 (General Commercial) Zone [PROPOSED: R-3 (Medium Density Residential) Zone], Ward 6 (Ross).

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at meeting: Abeyance request letter from David S. Turner for Items 24, 25 and 26 filed under 24

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 24 [GPA-10745], Item 25 [ZON-10747], Item 26 [SDR-10748], Item 80 [SUP-11160] and Item 81 [SDR-10802] to 2/09/2006; HOLD IN ABEYANCE Item 5 [GPA-9127], Item 11 [SUP-10815], Item 12 [SDR-10071], Item 35 [GPA-10776], Item 36 [ZON-10778], Item 37 [VAR-10780], Item 38 [VAR-10781], Item 39 [SUP-10783], Item 40 [SDR-10784], Item 41 [GPA-10789], Item 42 [ZON-10792], Item 43 [VAR-10793], Item 44 [VAR-10795], Item 45 [SDR-10796], Item 49 [GPA-10841], Item 50 [ZON-10838], Item 51 [VAR-10840], Item 52 [SDR-10836], Item 68 [VAR-10773], Item 69 [SDR-10770] to 2/23/2006 and TABLE Item 15 [GPA-9219] and Item 60 [ZON-10794] – UNANIMOUS

MINUTES:

Regarding Item 24 [GPA-10745], Item 25 [ZON-10747] and Item 26 [SDR-10748], the applicant provided a letter requesting an abeyance to 2/09/2006 but gave no reason for the request. Because there was no reason given, staff could not support the abeyance request.

(6:05 – 6:15)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

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CONSENT

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DISCUSSION

SUBJECT:

GPA-10756 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: KURT A. AND DEBORAH A. MYCHAJLONKA - Request to amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 0.98 acres at 5051 West Craig Road and 4313 Thom Boulevard (APNs 138-01-701-001 and -002), Ward 6 (Ross).

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

5

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Justification Letter
5. Protest letter by Selma and Nicholas Punnett

MOTION:

DUNNAM – APPROVED – UNANIMOUS

To be heard by the City Council on 03/01/2006

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open for Item 27 [GPA-10756], Item 28 [ZON-10754], Item 29 [SUP-10755] and Item 30 [SDR-10757].

GARY LEOBOLD, Planning and Development Department, explained staff is supporting these applications as they bring the zoning into conformance and are compatible with existing surrounding uses. He acknowledged the property is within a Rural Preservation District, but its proximity to Craig Road overrides that factor's consideration.

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 27 – GPA-10756

MINUTES – Continued:

DAVE TRUMAN, Pinnacle Architecture Studio, appeared on behalf of the applicant and agreed to all staff conditions.

WADE and JENNY WEIST, 4304 Thom Boulevard, appeared in opposition, stating commercial development is encroaching upon the residential development.

ED GOBEL and LINDA WESTMEYERS, appeared in opposition. MR. GOBEL expressed his opinion that these applications are furthering the destruction of neighborhoods and rural areas. They opposed any landscape waivers as being detrimental to the area, but supported an extra entrance on Thom Boulevard to relieve the traffic in that area. They expressed their support for development, but emphasized homeowners are entitled to some rights as well.

MR. TRUMAN pointed out the president of the neighboring homeowners' association and staff were in support of these applications. He also explained that the subject property is surrounded by commercial development and will not endanger the residential area substantially because the traffic will be limited to Craig Road.

In response to CHAIRMAN TRUESDELL'S inquiry, MR. LEOBOLD identified the areas that need landscape waivers and confirmed that there would be no traffic access through Thom Boulevard.

COMMISSIONER DUNNAM expressed his concern with the veterinarian's customers using Thom Boulevard as a parking lot and requested an additional condition not allowing parking on Thom Boulevard from Craig Road to Winter Boulevard. RICK SCHROEDER, Public Works Department, stated this could be accommodated. BART ANDERSON, Public Works, read the appropriate wording for the additional condition into the record for Item 30 [SDR-10757]. COMMISSIONER DUNNAM amended the condition regarding zero setbacks as suggested by staff.

CHAIRMAN TRUESDELL declared the Public Hearing closed for Item 27 [GPA-10756], Item 28 [ZON-10754], Item 29 [SUP-10755] and Item 30 [SDR-10757].

(7:50 – 8:04)

2-684

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-10754 - REZONING RELATED TO GPA-10756 - PUBLIC HEARING - APPLICANT/OWNER: KURT A. AND DEBORAH A. MYCHAJLONKA - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) TO: C-1 (LIMITED COMMERCIAL) on 0.49 acres at 4313 Thom Boulevard (APN 138-01-701-002), Ward 6 (Ross).

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

4

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

DUNNAM – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 03/01/2006

MINUTES:

NOTE: See Item 27 [GPA-10756] for all related discussion.

(7:50 – 8:04)

2-684

CONDITIONS:

Planning and Development

1. A General Plan Amendment (GPA-10756) to a SC (Service Commercial) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 28 – ZON-10754

CONDITIONS – Continued:

3. A Site Development Plan Review (SDR-10757) application approved by the City of Las Vegas prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Coordinate with the City Surveyor to determine whether a Reversionary Map to revert the underlying lot lines to acreage is necessary; if such reversionary map is required, it shall record prior to the issuance of any building permits for this site
5. Construct all incomplete half-street improvements on Thom Boulevard adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the southern boundary of this site prior to construction of hard surfacing (asphalt or concrete).
6. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-10755 - SPECIAL USE PERMIT RELATED TO GPA-10756 AND ZON-10754 - PUBLIC HEARING - APPLICANT/OWNER: KURT A. AND DEBORAH A. MYCHAJLONKA - Request for a Special Use Permit FOR A PROPOSED ANIMAL HOSPITAL WITHOUT OUTSIDE PENS at 5051 West Craig Road and 4313 Thom Boulevard (APNs 138-01-701-001 and -002), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 6 (Ross).

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

4

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

DUNNAM – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 03/01/2006

MINUTES:

NOTE: See Item 27 [GPA-10756] for all related discussion.

(7:50 – 8:04)

2-684

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for Animal Hospital without Outside Pens use.

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 29 – SUP-10755

CONDITIONS – Continued:

2. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-10754) and Site Development Plan Review (SDR-10757).
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas
4. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-10757 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-10756, ZON-10754, AND SUP-10755 - PUBLIC HEARING - APPLICANT/OWNER: KURT A. AND DEBORAH A. MYCHAJLONKA - Request for a Site Development Plan Review FOR A PROPOSED 5,385 SQUARE-FOOT ADDITION TO AN EXISTING ANIMAL HOSPITAL WITHOUT OUTSIDE PENS AND A WAIVER OF THE PERIMETER LANDSCAPING REQUIREMENTS on 0.49 acres at 4313 Thom Boulevard (APN 138-01-701-002), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 6 (Ross).

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

4

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

DUNNAM – APPROVED subject to conditions, adding a sentence to Condition A to allow zero setback on the north side where 10 feet is required and the following condition as read for the record as follows:

- **Work with the City Traffic Engineer to post "No Parking" signs on the east side of Thom Boulevard from Winter Avenue northward to Craig Road.**
- UNANIMOUS**

To be heard by the City Council on 03/01/2006

MINUTES:

NOTE: See Item 27 [GPA-10756] for all related discussion.

(7:50 – 8:04)

2-684

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 30 – SDR-10757

CONDITIONS:

Planning and Development

1. A Rezoning (ZON-10754) to a C-1 (Limited Commercial) Zoning District and a Special Use Permit (SUP-10755) approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City of Las Vegas
3. All development shall be in conformance with the site plans date stamped, 01/10/06 and building elevations, date stamped 12/13/05, except as amended by conditions herein.
4. A Waiver from the perimeter landscaping requirements is hereby approved, to allow a 10-foot planter along Thom Boulevard where 15 feet is required and to allow a five-foot planter along the rear property line where eight feet is required.
5. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map to reflect one additional 24-inch box tree within the landscape planter along Thom Boulevard.
6. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.
7. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.
8. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. The landscape plan shall include irrigation specifications.
9. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance of 22% (as defined by the National Institute of Standards and Technology).
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 30 – SDR-10757

CONDITIONS – Continued:

11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
12. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
13. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
14. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

15. Remove all substandard public street improvements, if any, adjacent to this overall site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
16. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-10754 and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

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CONSENT

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DISCUSSION

SUBJECT:

GPA-10763 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: FOSTER FAMILY TRUST 1988, ET AL
- Request to amend a portion of the Centennial Hills Sector of the Master Plan FROM: SC (SERVICE COMMERCIAL) AND O (OFFICE) TO: ML (MEDIUM-LOW DENSITY RESIDENTIAL) on 7.80 acres at 9167, 9092, and 9040 West Cheyenne Avenue (APN 138-08-401-008, 009 and 013), Ward 4 (Brown).

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Justification Letter

MOTION:

TROWBRIDGE – DENIED – Motion carried with STEINMAN and DAVENPORT voting NO

To be heard by the City Council on 03/01/2006

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open for Item 31 [GPA-10763], Item 32 [ZON-10766], Item 33 [VAR-10765] and Item 34 [SDR-10769].

GARY LEOBOLD, Planning and Development, stated staff's support for the general plan amendment as it would be a return to its previous zoning, but cannot support the variance for open space. The existing stealth cell tower would not be allowed in a residential area, and either its removal or a special use permit would be required before building permits could be issued.

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 31 – GPA-10763

MINUTES – Continued:

RUSSELL SKUSE, 7525 Hickam Avenue, appeared on behalf of the applicant and explained the constraints of the site limits development options. He pointed out the site design seriously considers the needs of the area and its residential character. While the project does not meet its open space requirement, that loss is mitigated by the project's close proximity to neighborhood parks. The applicant is maintaining landscape buffering where the project joins the existing residential area, but would prefer to contribute land to a community park rather than meet the open space law in other areas in this project.

RICK PINSON, 3233 Campbell Road, spoke in opposition, expressing his concerns with possible traffic increases on Campbell Road and negative shadow effects on his property.

MR. SKUSE stated the applicant would use landscape buffers to limit any negative impact on the neighbors bordering the subject property. He personally visited the subject property to observe traffic patterns, stating he had not witnessed vehicles experiencing delays in leaving the residential area besides waiting for a stopped school bus to continue its journey. He pointed out potential homes would primarily access Cheyenne Avenue through an interior street with only seven homes utilizing Campbell Road.

COMMISSIONER STEINMAN expressed concern over the cell tower's close proximity to Lot 1 and suggested Lot 1 be removed and MR. PINSON'S boundary wall be upgraded.

MR. SKUSE agreed to discuss COMMISSIONER STEINMAN'S suggestions with the applicant. In defense of the cell phone tower, he pointed out that within 50 feet of the subject property line is a 100-150 foot Nevada Power line. Neighboring homes would be protected by 6-foot side walls and the cell phone tower's 5-foot enclosure walls.

CHAIRMAN TRUESDELL stated his opposition, citing his unwillingness to approve cell phone towers in citizens' backyards, as they are only appropriate in commercial developments.

COMMISSIONER TROWBRIDGE stated his opposition, expressing his displeasure in the smallness of the lot sizes and not finding it beneficial to the neighborhood.

CHAIRMAN TRUESDELL declared the Public Hearing closed for Item 31 [GPA-10763], Item 32 [ZON-10766], Item 33 [VAR-10765] and Item 34 [SDR-10769].

(8:04 – 8:28)

2-1181

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-10766 - REZONING RELATED TO GPA-10763 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: FOSTER FAMILY TRUST 1988, ET AL - Request for Rezoning FROM: U (UNDEVELOPED) [O (OFFICE) MASTER PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO O (OFFICE) AND U (UNDEVELOPED) [SC (SERVICE COMMERCIAL) MASTER PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO N-S (NEIGHBORHOOD SERVICE) TO: R-PD7 (RESIDENTIAL PLANNED DEVELOPMENT - 7 UNITS PER ACRE) on 7.80 acres at 9167, 9092, and 9040 West Cheyenne Avenue (APN 138-08-401-008, 009 and 013), Ward 4 (Brown).

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Protest by James and Louise Joyce

MOTION:

TROWBRIDGE – DENIED – Motion carried with STEINMAN and DAVENPORT voting NO

To be heard by the City Council on 03/01/2006

MINUTES:

NOTE: See Item 31 [GPA-10763] for all related discussion.

(8:04 – 8:28)

2-1181

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

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CONSENT

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DISCUSSION

SUBJECT:

VAR-10765 - VARIANCE RELATED TO GPA-10763 AND ZON-10766 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: FOSTER FAMILY TRUST 1988, ET AL - Request for a Variance TO ALLOW 21,864 SQUARE FEET OF OPEN SPACE WHERE 40,364 SQUARE FEET IS THE MINIMUM AMOUNT OF OPEN SPACE REQUIRED FOR A PROPOSED SINGLE-FAMILY DEVELOPMENT on 7.80 acres at 9167, 9092, and 9040 West Cheyenne Avenue (APNs 138-08-401-008, 009 and 013), U (Undeveloped) Zone [O (Office) Master Plan Designation] under Resolution of Intent to O (Office) Zone and U (Undeveloped) Zone [SC (Service Commercial) Master Plan Designation] under Resolution of Intent to N-S (Neighborhood Service) Zone [PROPOSED: R-PD7 (Residential Planned Development - 7 Units Per Acre) Zone], Ward 4 (Brown).

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Protest by James and Louise Joyce for Items 32 and 33 filed under Item 32

MOTION:

TROWBRIDGE – DENIED – Motion carried with STEINMAN and DAVENPORT voting NO

To be heard by the City Council on 03/01/2006

MINUTES:

NOTE: See Item 31 [GPA-10763] for all related discussion.

(8:04 – 8:28)

2-1181

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-10769 – SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-10763, ZON-10766 AND VAR-10765 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: FOSTER FAMILY TRUST 1988, ET AL - Request for a Site Development Plan Review FOR A 56-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 7.80 acres at 9167, 9092, and 9040 West Cheyenne Avenue (APNs 138-08-401-008, 009 and 013), U (Undeveloped) Zone [O (Office) Master Plan Designation] under Resolution of Intent to O (Office) Zone and U (Undeveloped) Zone [SC (Service Commercial) Master Plan Designation] under Resolution of Intent to N-S (Neighborhood Service) Zone [PROPOSED: R-PD7 (Residential Planned Development - 7 Units Per Acre) Zone], Ward 4 (Brown).

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

TROWBRIDGE – DENIED – Motion carried with STEINMAN and DAVENPORT voting NO

To be heard by the City Council on 03/01/2006

MINUTES:

NOTE: See Item 31 [GPA-10763] for all related discussion.

(8:04 – 8:28)

2-1181

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

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CONSENT

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DISCUSSION

SUBJECT:

GPA-10776 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: GREAT AMERICAN CAPITAL - OWNER: SMOKE RANCH DEVELOPMENT, LLC. - Request to amend a portion of the Southwest Sector Map of the Master Plan FROM: O (OFFICE) TO: SC (SERVICE COMMERCIAL) on 2.72 acres adjacent to the south side of Smoke Ranch Road, approximately 1,300 feet east of Buffalo Drive (APN 138-22-102-004), Ward 4 (Brown).

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 24 [GPA-10745], Item 25 [ZON-10747], Item 26 [SDR-10748], Item 80 [SUP-11160] and Item 81 [SDR-10802] to 2/09/2006; HOLD IN ABEYANCE Item 5 [GPA-9127], Item 11 [SUP-10815], Item 12 [SDR-10071], Item 35 [GPA-10776], Item 36 [ZON-10778], Item 37 [VAR-10780], Item 38 [VAR-10781], Item 39 [SUP-10783], Item 40 [SDR-10784], Item 41 [GPA-10789], Item 42 [ZON-10792], Item 43 [VAR-10793], Item 44 [VAR-10795], Item 45 [SDR-10796], Item 49 [GPA-10841], Item 50 [ZON-10838], Item 51 [VAR-10840], Item 52 [SDR-10836], Item 68 [VAR-10773], Item 69 [SDR-10770] to 2/23/2006 and TABLE Item 15 [GPA-9219] and Item 60 [ZON-10794] – UNANIMOUS

MINUTES:

MR. LEOBOLD stated that Items 35 [GPA-10776], Item 36 [ZON-10778], Item 37 [VAR-10780], Item 38 [VAR-10781], Item 39 [SUP-10783], and Item 40 [SDR-10784] were requested to be held in abeyance to 2/23/2006 Planning Commission meeting. The request would allow

the

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 35 – GPA-10776

MINUTES – Continued:

applicant to conduct a neighborhood meeting and redesign the project if needed; therefore, staff supported the abeyance request.

(6:05 – 6:15)

1-141

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

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CONSENT

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DISCUSSION

SUBJECT:

ZON-10778 - REZONING RELATED TO GPA-10776 - PUBLIC HEARING - APPLICANT: GREAT AMERICAN CAPITAL - OWNER: SMOKE RANCH DEVELOPMENT, LLC. - Request for Rezoning FROM: U (UNDEVELOPED) [O (OFFICE) MASTER PLAN DESIGNATION] UNDER RESOLUTION OF INTENT TO P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-1 (LIMITED COMMERCIAL) on 2.72 acres adjacent to the south side of Smoke Ranch Road, approximately 1,300 feet east of Buffalo Drive (APN 138-22-102-004), Ward 4 (Brown).

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 24 [GPA-10745], Item 25 [ZON-10747], Item 26 [SDR-10748], Item 80 [SUP-11160] and Item 81 [SDR-10802] to 2/09/2006; HOLD IN ABEYANCE Item 5 [GPA-9127], Item 11 [SUP-10815], Item 12 [SDR-10071], Item 35 [GPA-10776], Item 36 [ZON-10778], Item 37 [VAR-10780], Item 38 [VAR-10781], Item 39 [SUP-10783], Item 40 [SDR-10784], Item 41 [GPA-10789], Item 42 [ZON-10792], Item 43 [VAR-10793], Item 44 [VAR-10795], Item 45 [SDR-10796], Item 49 [GPA-10841], Item 50 [ZON-10838], Item 51 [VAR-10840], Item 52 [SDR-10836], Item 68 [VAR-10773], Item 69 [SDR-10770] to 2/23/2006 and TABLE Item 15 [GPA-9219] and Item 60 [ZON-10794] – UNANIMOUS

MINUTES:

MR. LEOBOLD stated that Items 35 [GPA-10776], Item 36 [ZON-10778], Item 37 [VAR-10780], Item 38 [VAR-10781], Item 39 [SUP-10783], and Item 40 [SDR-10784] were requested

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 36 – ZON-10778

MINUTES – Continued:

to be held in abeyance to 2/23/2006 Planning Commission meeting. The request would allow the applicant to conduct a neighborhood meeting and redesign the project if needed; therefore, staff supported the abeyance request.

(6:05 – 6:15)

1-141

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

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CONSENT

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DISCUSSION

SUBJECT:

VAR-10780 - VARIANCE - PUBLIC HEARING RELATED TO GPA-10776 AND ZON-10778 - APPLICANT: GREAT AMERICAN CAPITAL - OWNER: SMOKE RANCH DEVELOPMENT, LLC. - Request for a Variance TO ALLOW A REDUCTION OF THE LANDSCAPE BUFFERING STANDARDS adjacent to the south side of Smoke Ranch Road, approximately 1,300 feet east of Buffalo Drive (APN 138-22-102-004), U (Undeveloped) Zone [O (Office) Master Plan Designation] under Resolution of Intent to P-R (Professional Office and Parking) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 4 (Brown).

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 24 [GPA-10745], Item 25 [ZON-10747], Item 26 [SDR-10748], Item 80 [SUP-11160] and Item 81 [SDR-10802] to 2/09/2006; HOLD IN ABEYANCE Item 5 [GPA-9127], Item 11 [SUP-10815], Item 12 [SDR-10071], Item 35 [GPA-10776], Item 36 [ZON-10778], Item 37 [VAR-10780], Item 38 [VAR-10781], Item 39 [SUP-10783], Item 40 [SDR-10784], Item 41 [GPA-10789], Item 42 [ZON-10792], Item 43 [VAR-10793], Item 44 [VAR-10795], Item 45 [SDR-10796], Item 49 [GPA-10841], Item 50 [ZON-10838], Item 51 [VAR-10840], Item 52 [SDR-10836], Item 68 [VAR-10773], Item 69 [SDR-10770] to 2/23/2006 and TABLE Item 15 [GPA-9219] and Item 60 [ZON-10794] – UNANIMOUS

MINUTES:

MR. LEOBOLD stated that Items 35 [GPA-10776], Item 36 [ZON-10778], Item 37 [VAR-10780], Item 38 [VAR-10781], Item 39 [SUP-10783], and Item 40 [SDR-10784] were requested

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 37 – VAR-10780

MINUTES – Continued:

to be held in abeyance to 2/23/2006 Planning Commission meeting. The request would allow the applicant to conduct a neighborhood meeting and redesign the project if needed; therefore, staff supported the abeyance request.

(6:05 – 6:15)

1-141

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

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CONSENT

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DISCUSSION

SUBJECT:

VAR-10781 - VARIANCE - PUBLIC HEARING RELATED TO GPA-10776, ZON-10778 AND VAR-10780 - APPLICANT: GREAT AMERICAN CAPITAL - OWNER: SMOKE RANCH DEVELOPMENT, LLC. - Request for a Variance TO ALLOW A 39-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 135 FEET IS THE MINIMUM SETBACK REQUIRED adjacent to the south side of Smoke Ranch Road, approximately 1,300 feet east of Buffalo Drive (APN 138-22-102-004), U (Undeveloped) Zone [O (Office) Master Plan Designation] under Resolution of Intent to P-R (Professional Office and Parking) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 4 (Brown).

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 24 [GPA-10745], Item 25 [ZON-10747], Item 26 [SDR-10748], Item 80 [SUP-11160] and Item 81 [SDR-10802] to 2/09/2006; HOLD IN ABEYANCE Item 5 [GPA-9127], Item 11 [SUP-10815], Item 12 [SDR-10071], Item 35 [GPA-10776], Item 36 [ZON-10778], Item 37 [VAR-10780], Item 38 [VAR-10781], Item 39 [SUP-10783], Item 40 [SDR-10784], Item 41 [GPA-10789], Item 42 [ZON-10792], Item 43 [VAR-10793], Item 44 [VAR-10795], Item 45 [SDR-10796], Item 49 [GPA-10841], Item 50 [ZON-10838], Item 51 [VAR-10840], Item 52 [SDR-10836], Item 68 [VAR-10773], Item 69 [SDR-10770] to 2/23/2006 and TABLE Item 15 [GPA-9219] and Item 60 [ZON-10794] – UNANIMOUS

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 38 – VAR-10781

MINUTES:

MR. LEOBOLD stated that Items 35 [GPA-10776], Item 36 [ZON-10778], Item 37 [VAR-10780], Item 38 [VAR-10781], Item 39 [SUP-10783], and Item 40 [SDR-10784] were requested to be held in abeyance to 2/23/2006 Planning Commission meeting. The request would allow the applicant to conduct a neighborhood meeting and redesign the project if needed; therefore, staff supported the abeyance request.

(6:05 – 6:15)

1-141

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-10783 - SPECIAL USE PERMIT RELATED TO GPA-10776, ZON-10778, VAR-10780 AND VAR-10781 - PUBLIC HEARING - APPLICANT: GREAT AMERICAN CAPITAL - OWNER: SMOKE RANCH DEVELOPMENT, LLC. - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT adjacent to the south side of Smoke Ranch Road, approximately 1,300 feet east of Buffalo Drive (APN 138-22-102-004), U (Undeveloped) Zone [O (Office) Master Plan Designation] under Resolution of Intent to P-R (Professional Office and Parking) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 4 (Brown).

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Protest by Anne Prewitt

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 24 [GPA-10745], Item 25 [ZON-10747], Item 26 [SDR-10748], Item 80 [SUP-11160] and Item 81 [SDR-10802] to 2/09/2006; HOLD IN ABEYANCE Item 5 [GPA-9127], Item 11 [SUP-10815], Item 12 [SDR-10071], Item 35 [GPA-10776], Item 36 [ZON-10778], Item 37 [VAR-10780], Item 38 [VAR-10781], Item 39 [SUP-10783], Item 40 [SDR-10784], Item 41 [GPA-10789], Item 42 [ZON-10792], Item 43 [VAR-10793], Item 44 [VAR-10795], Item 45 [SDR-10796], Item 49 [GPA-10841], Item 50 [ZON-10838], Item 51 [VAR-10840], Item 52 [SDR-10836], Item 68 [VAR-10773], Item 69 [SDR-10770] to 2/23/2006 and TABLE Item 15 [GPA-9219] and Item 60 [ZON-10794] – UNANIMOUS

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 39 – SUP-10783

MINUTES:

MR. LEOBOLD stated that Items 35 [GPA-10776], Item 36 [ZON-10778], Item 37 [VAR-10780], Item 38 [VAR-10781], Item 39 [SUP-10783], and Item 40 [SDR-10784] were requested to be held in abeyance to 2/23/2006 Planning Commission meeting. The request would allow the applicant to conduct a neighborhood meeting and redesign the project if needed; therefore, staff supported the abeyance request.

(6:05 – 6:15)

1-141

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: M. MARGO WHEELER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SDR-10784 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-10776, ZON-10778, VAR-10780, VAR-10781 AND SUP-10783 - PUBLIC HEARING - APPLICANT: GREAT AMERICAN CAPITAL - OWNER: SMOKE RANCH DEVELOPMENT, LLC. - Request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 45 FOOT HIGH, MIXED-USE DEVELOPMENT CONSISTING OF 25 RESIDENTIAL UNITS AND 13,243 SQUARE FEET OF OFFICE SPACE, WAIVERS TO ALLOW A MINIMUM LOT WIDTH OF 59 FEET WHERE 100 FEET IS THE MINIMUM LOT WIDTH REQUIRED, AND TO ALLOW A REDUCTION OF PERIMETER LANDSCAPING STANDARDS on 2.72 acres adjacent to the south side of Smoke Ranch Road, approximately 1,300 feet east of Buffalo Drive (APN 138-22-102-004), U (Undeveloped) Zone [O (Office) Master Plan Designation] under Resolution of Intent to P-R (Professional Office and Parking) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 4 (Brown).

C.C.: 03/01/06**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Protest by Anne Prewitt for Items 39 and 40 filed under Item 39

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 24 [GPA-10745], Item 25 [ZON-10747], Item 26 [SDR-10748], Item 80 [SUP-11160] and Item 81 [SDR-10802] to 2/09/2006; HOLD IN ABEYANCE Item 5 [GPA-9127], Item 11 [SUP-10815], Item 12 [SDR-10071], Item 35 [GPA-10776], Item 36 [ZON-10778], Item 37 [VAR-10780], Item 38 [VAR-10781], Item 39 [SUP-10783], Item 40 [SDR-10784], Item 41 [GPA-10789], Item 42 [ZON-10792], Item 43 [VAR-10793], Item 44 [VAR-10795], Item 45 [SDR-10796], Item 49 [GPA-10841], Item 50 [ZON-10838], Item 51 [VAR-10840], Item 52 [SDR-10836], Item 68 [VAR-10773], Item 69 [SDR-10770] to 2/23/2006 and TABLE Item 15 [GPA-9219] and Item 60 [ZON-10794] – UNANIMOUS

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 40 – SDR-10784

MINUTES:

MR. LEOBOLD stated that Items 35 [GPA-10776], Item 36 [ZON-10778], Item 37 [VAR-10780], Item 38 [VAR-10781], Item 39 [SUP-10783], and Item 40 [SDR-10784] were requested to be held in abeyance to 2/23/2006 Planning Commission meeting. The request would allow the applicant to conduct a neighborhood meeting and redesign the project if needed; therefore, staff supported the abeyance request.

(6:05 – 6:15)

1-141

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

GPA-10789 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: WALKFED, LLC. - Request to amend a portion of the Southeast Sector of the Master Plan FROM: L (LOW DENSITY RESIDENTIAL) TO: M (MEDIUM DENSITY RESIDENTIAL) on 1.49 acres at 837 Clarkway Drive (APN 139-28-301-002), Ward 5 (Weekly).

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the February 23, 2006 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Justification Letter
5. Abeyance request letter by Greater Nevada Planning

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 24 [GPA-10745], Item 25 [ZON-10747], Item 26 [SDR-10748], Item 80 [SUP-11160] and Item 81 [SDR-10802] to 2/09/2006; HOLD IN ABEYANCE Item 5 [GPA-9127], Item 11 [SUP-10815], Item 12 [SDR-10071], Item 35 [GPA-10776], Item 36 [ZON-10778], Item 37 [VAR-10780], Item 38 [VAR-10781], Item 39 [SUP-10783], Item 40 [SDR-10784], Item 41 [GPA-10789], Item 42 [ZON-10792], Item 43 [VAR-10793], Item 44 [VAR-10795], Item 45 [SDR-10796], Item 49 [GPA-10841], Item 50 [ZON-10838], Item 51 [VAR-10840], Item 52 [SDR-10836], Item 68 [VAR-10773], Item 69 [SDR-10770] to 2/23/2006 and TABLE Item 15 [GPA-9219] and Item 60 [ZON-10794] – UNANIMOUS

MINUTES:

The applicant of Item 41 [GPA-10789], Item 42 [ZON-10792], Item 43 [VAR-10793], Item 44 [VAR-10795] and Item 45 [SDR-10796] requested an abeyance to 2/23/2006 to allow residential

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 41 – GPA-10789

MINUTES – Continued:

adjacency to be added to Item 44. The request would allow all the items to be heard at once; therefore, staff supported the request.

(6:05 – 6:15)

1-141

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ZON-10792 - REZONING RELATED TO GPA-10789 - PUBLIC HEARING - APPLICANT/OWNER: WALKFED, LLC. - Request for Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-3 (MEDIUM DENSITY RESIDENTIAL) on 1.49 acres at 837 Clarkway Drive (APN 139-28-301-002), Ward 5 (Weekly).

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the February 23, 2006 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Abeyance request letter by Greater Nevada Planning for Items 41, 42, 43, 44 and 45 filed under Item 41

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 24 [GPA-10745], Item 25 [ZON-10747], Item 26 [SDR-10748], Item 80 [SUP-11160] and Item 81 [SDR-10802] to 2/09/2006; HOLD IN ABEYANCE Item 5 [GPA-9127], Item 11 [SUP-10815], Item 12 [SDR-10071], Item 35 [GPA-10776], Item 36 [ZON-10778], Item 37 [VAR-10780], Item 38 [VAR-10781], Item 39 [SUP-10783], Item 40 [SDR-10784], Item 41 [GPA-10789], Item 42 [ZON-10792], Item 43 [VAR-10793], Item 44 [VAR-10795], Item 45 [SDR-10796], Item 49 [GPA-10841], Item 50 [ZON-10838], Item 51 [VAR-10840], Item 52 [SDR-10836], Item 68 [VAR-10773], Item 69 [SDR-10770] to 2/23/2006 and TABLE Item 15 [GPA-9219] and Item 60 [ZON-10794] – UNANIMOUS

MINUTES:

The applicant of Item 41 [GPA-10789], Item 42 [ZON-10792], Item 43 [VAR-10793], Item 44 [VAR-10795] and Item 45 [SDR-10796] requested an abeyance to 2/23/2006 to allow residential adjacency to be added to Item 44. The request would allow all the items to be heard at once so staff supported the request.

(6:05 – 6:15)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VAR-10793 - VARIANCE RELATED TO GPA-10789 AND ZON-10792 - PUBLIC HEARING - APPLICANT/OWNER: WALKFED, LLC. - Request for a Variance TO ALLOW A TRASH ENCLOSURE 48 FEET FROM A RESIDENTIAL USE WHERE 50 FEET IS THE MINIMUM DISTANCE REQUIRED on 1.49 acres at 837 Clarkway Drive (APN 139-28-301-002), R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential) Zone], Ward 5 (Weekly).

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the February 23, 2006 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Abeyance request letter by Greater Nevada Planning for Items 41, 42, 43, 44 and 45 filed under Item 41

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 24 [GPA-10745], Item 25 [ZON-10747], Item 26 [SDR-10748], Item 80 [SUP-11160] and Item 81 [SDR-10802] to 2/09/2006; HOLD IN ABEYANCE Item 5 [GPA-9127], Item 11 [SUP-10815], Item 12 [SDR-10071], Item 35 [GPA-10776], Item 36 [ZON-10778], Item 37 [VAR-10780], Item 38 [VAR-10781], Item 39 [SUP-10783], Item 40 [SDR-10784], Item 41 [GPA-10789], Item 42 [ZON-10792], Item 43 [VAR-10793], Item 44 [VAR-10795], Item 45 [SDR-10796], Item 49 [GPA-10841], Item 50 [ZON-10838], Item 51 [VAR-10840], Item 52 [SDR-10836], Item 68 [VAR-10773], Item 69 [SDR-10770] to 2/23/2006 and TABLE Item 15 [GPA-9219] and Item 60 [ZON-10794] – UNANIMOUS

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 43 – VAR-10793

MINUTES:

The applicant of Item 41 [GPA-10789], Item 42 [ZON-10792], Item 43 [VAR-10793], Item 44 [VAR-10795] and Item 45 [SDR-10796] requested an abeyance to 2/23/2006 to allow residential adjacency to be added to Item 44. The request would allow all the items to be heard at once so staff supported the request.

(6:05 – 6:15)

1-141

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VAR-10795 - VARIANCE RELATED TO GPA-10789, ZON-10792 AND VAR-10793 - PUBLIC HEARING - APPLICANT/OWNER: WALKFED, LLC. - Request for a Variance TO ALLOW A 16.3 FRONT-YARD SETBACK WHERE 20 FEET IS THE MINIMUM REQUIRED, AND TO ALLOW A 10-FOOT REAR YARD SETBACK WHERE 20 FEET IS THE MINIMUM REAR YARD SETBACK REQUIRED on 1.49 acres at 837 Clarkway Drive (APN 139-28-301-002), R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential) Zone], Ward 5 (Weekly).

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the February 23, 2006 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Abeyance request letter by Greater Nevada Planning for Items 41, 42, 43, 44 and 45 filed under Item 41

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 24 [GPA-10745], Item 25 [ZON-10747], Item 26 [SDR-10748], Item 80 [SUP-11160] and Item 81 [SDR-10802] to 2/09/2006; HOLD IN ABEYANCE Item 5 [GPA-9127], Item 11 [SUP-10815], Item 12 [SDR-10071], Item 35 [GPA-10776], Item 36 [ZON-10778], Item 37 [VAR-10780], Item 38 [VAR-10781], Item 39 [SUP-10783], Item 40 [SDR-10784], Item 41 [GPA-10789], Item 42 [ZON-10792], Item 43 [VAR-10793], Item 44 [VAR-10795], Item 45 [SDR-10796], Item 49 [GPA-10841], Item 50 [ZON-10838], Item 51 [VAR-10840], Item 52 [SDR-10836], Item 68 [VAR-10773], Item 69 [SDR-10770] to 2/23/2006 and TABLE Item 15 [GPA-9219] and Item 60 [ZON-10794] – UNANIMOUS

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 44 – VAR-10795

MINUTES:

The applicant of Item 41 [GPA-10789], Item 42 [ZON-10792], Item 43 [VAR-10793], Item 44 [VAR-10795] and Item 45 [SDR-10796] requested an abeyance to 2/23/2006 to allow residential adjacency to be added to Item 44. The request would allow all the items to be heard at once so staff supported the request.

(6:05 – 6:15)

1-141

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-10796 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-10789, ZON-10792, VAR-10793 AND VAR-10095 – PUBLIC HEARING - APPLICANT/OWNER: WALKFED, LLC. - Request for a Site Development Plan Review FOR A PROPOSED 24-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT AND A WAIVER TO REDUCE THE WIDTH OF A REQUIRED 15-FOOT SIDE YARD LANDSCAPE PLANTER on 1.49 acres at 837 Clarkway Drive (APN 139-28-301-002), R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential) Zone], Ward 5 (Weekly).

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the February 23, 2006 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Abeyance request letter by Greater Nevada Planning for Items 41, 42, 43, 44 and 45 filed under Item 41
6. Protest by Alice Wilson

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 24 [GPA-10745], Item 25 [ZON-10747], Item 26 [SDR-10748], Item 80 [SUP-11160] and Item 81 [SDR-10802] to 2/09/2006; HOLD IN ABEYANCE Item 5 [GPA-9127], Item 11 [SUP-10815], Item 12 [SDR-10071], Item 35 [GPA-10776], Item 36 [ZON-10778], Item 37 [VAR-10780], Item 38 [VAR-10781], Item 39 [SUP-10783], Item 40 [SDR-10784], Item 41 [GPA-10789], Item 42 [ZON-10792], Item 43 [VAR-10793], Item 44 [VAR-10795], Item 45 [SDR-10796], Item 49 [GPA-10841], Item 50 [ZON-10838], Item 51 [VAR-10840], Item 52 [SDR-10836], Item 68 [VAR-10773], Item 69 [SDR-10770] to 2/23/2006 and TABLE Item 15 [GPA-9219] and Item 60 [ZON-10794] – UNANIMOUS

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 45 – SDR-10796

MINUTES:

The applicant of Item 41 [GPA-10789], Item 42 [ZON-10792], Item 43 [VAR-10793], Item 44 [VAR-10795] and Item 45 [SDR-10796] requested an abeyance to 2/23/2006 to allow residential adjacency to be added to Item 44. The request would allow all the items to be heard at once so staff supported the request.

(6:05 – 6:15)

1-141

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

GPA-10799 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: PAGEENTRY DEVELOPMENT COMPANY - OWNER: RANCHO AIR CENTER, INC., ET AL - Request to amend a portion of the Southeast Sector Plan of the Master Plan FROM: L-I/R (LIGHT INDUSTRY/RESEARCH) TO: M (MEDIUM DENSITY RESIDENTIAL) on 33.70 acres adjacent to the east side of Decatur Boulevard, approximately 900 feet north of Smoke Ranch Road (APNs 139-18-410-006, 007, and 008), Ward 5 (Weekly).

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Justification Letter

MOTION:

DAVENPORT – APPROVED – UNANIMOUS with DUNNAM abstaining because he did the original engineering on this property when it was zoned commercial

To be heard by the City Council on 03/01/2006

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing closed for Item 46 [GPA-10799], Item 47 [ZON-10803] and Item 48 [SDR-10806].

GARY LEOBOLD, Planning and Development Department, stated staff cannot support these applications as the loss of potential industrial land in close proximity to the airport and Rancho Boulevard would not be appropriate. He conceded the proposal did meet the open space requirement and pointed out the existing billboards would have to be removed if these applications were approved.

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 46 – GPA-10799

MINUTES – Continued:

TAMARA COLSTEAD, 1333 Buffalo Road, appeared on behalf of the client, respectfully disagreed with staff's recommendation, and briefly described the proposal. She pointed out the project exceeds its parking requirement by 32 spaces and its open space requirement by 4 percent. She explained the surrounding area is mostly residential, and this parcel was formerly zoned residential until two years ago. She observed that there is no real need for additional commercial development as there is significant retail and commercial development currently existing on Rancho Boulevard.

In response to COMMISSIONER EVANS' inquiry, COMMISSIONER DAVENPORT stated he found no problem with the project's proximity to the North Las Vegas Airport.

COMMISSIONER STEINMAN stated his support, finding the proposal appropriate for the area.

In response to CHAIRMAN TRUESDELL's inquiry, DARREN BENCH, CVL Consultants, 6280 Valley View Boulevard, stated the applicant's belief that the current entrance is the most appropriate location but admitted residents could possibly be locked into right-in/right-out access in the future. MR. BENCH also pointed out that right-in/right-out access would be imposed on any future development, not only upon this residential proposal.

COMMISSIONER EVANS complimented the architecture and design. COMMISSIONER GOYNES stated his support and suggested future tenants use mass transit. COMMISSIONER DAVENPORT suggested a pedestrian path be integrated for easier access to the bus stop.

In response to COMMISSIONER TROWBRIDGE'S questions, MR. LEOBOLD confirmed the airport would not be negatively impacted by this project and RICK SCHROEDER, Public Works, confirmed the airport intersection was controlled by a signal light.

CHAIRMAN TRUESDELL declared the Public Hearing closed for Item 46 [GPA-10799], Item 47 [ZON-10803] and Item 48 [SDR-10806].

(8:28 – 8:42)

2-2127

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ZON-10803 - REZONING RELATED TO GPA-10799 - PUBLIC HEARING - APPLICANT: PAGEENTRY DEVELOPMENT COMPANY - OWNER: RANCHO AIR CENTER, INC., ET AL - Request for a Rezoning FROM: C-M (COMMERCIAL/INDUSTRIAL) TO: R-PD16 (RESIDENTIAL PLANNED DEVELOPMENT - 16 UNITS PER ACRE) on 33.70 acres adjacent to the east side of Decatur Boulevard, approximately 900 feet north of Smoke Ranch Road (APNs 139-18-410-006, 007, and 008), Ward 5 (Weekly).

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

DAVENPORT – APPROVED subject to conditions – UNANIMOUS with DUNNAM abstaining because he did the original engineering on this property when it was zoned commercial

To be heard by the City Council on 03/01/2006

MINUTES:

NOTE: See Item 46 [GPA-10799] for all related discussion.

(8:28 – 8:42)

2-2127

CONDITIONS:

Planning and Development

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 47 – ZON -10803

CONDITIONS – Continued:

1. A General Plan Amendment (GPA-10799) to a M (Medium Density Residential) land use designation approved by the City Council.
2. A Resolution of Intent with a two-year time limit.
3. A Site Development Plan Review (SDR-10806) application approved by the City of Las Vegas prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

4. Construct all incomplete half-street improvements on Decatur Boulevard, Rancho Drive, and Smoke Ranch Road adjacent to this site concurrent with development of this site.
5. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-10806 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-10799 AND ZON-10803 - PUBLIC HEARING - APPLICANT: PAGEANTRY DEVELOPMENT COMPANY - OWNER: RANCHO AIR CENTER, INC., ET AL - Request for a Site Development Plan Review FOR A 513-UNIT CONDOMINIUM DEVELOPMENT on 33.70 acres adjacent to the east side of Decatur Boulevard, approximately 900 feet north of Smoke Ranch Road (APNs 139-18-410-006, 007 and 008), C-M (Commercial/Industrial) Zone [PROPOSED: R-PD16 (Residential Planned Development – 16 Units Per Acre) Zone], Ward 5 (Weekly).

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

DAVENPORT – APPROVED subject to conditions – UNANIMOUS with DUNNAM abstaining because he did the original engineering on this property when it was zoned commercial

To be heard by the City Council on 03/01/2006

MINUTES:

NOTE: See Item 46 [GPA-10799] for all related discussion.

(8:28 – 8:42)

2-2127

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 48 – SDR-10806

CONDITIONS:

Planning and Development

1. A Rezoning (ZON-10803) to an R-PD16 (Residential Planned Development – 16 Units per Acre) Zoning District and a General Plan Amendment (GPA-10799) to an M (Medium Density Residential) land use designation approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City of Las Vegas
3. All development shall be in conformance with the site plan and building elevations, date stamped 12/14/05, and landscape plans date stamped, 01/04/06, except as amended by conditions herein.
4. The two existing billboards located on the subject property shall be removed prior to the time application is made for a building permit.
5. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. The landscape plan shall include irrigation specifications.
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. Air conditioning units shall not be mounted on rooftops.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
10. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 48 – SDR-10806

CONDITIONS – Continued:

12. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

13. Prior to the submittal of a Tentative Map or civil construction drawings for this site, whichever occurs first, a sewer relocation and abandonment plan for all public sewers in conflict with this site shall be submitted and approved by the Collection Systems Section of the Department of Public Works, unless the current public sewer system is maintained in the “as is” configuration. All existing public sewer easements in conflict with this site shall be vacated prior to the recordation of a Final Map for this site. Sewer service to existing developments, including to Assessor Parcel Number #139-18-310-001, shall be maintained during construction of this site.
14. The ingress/egress streets for this site shall be designed to allow two lanes of ingress and egress with a minimum of a 150-foot throat depth.
15. Remove all unused driveway cuts adjacent to this site, if any, and replace with new 'L' curb and sidewalk meeting current City Standards concurrent with development of this site.
16. Landscape and maintain all unimproved rights-of-way, if any, on Rancho Drive adjacent to this site.
17. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Rancho Drive public right-of-way adjacent to this site prior to the issuance of any permits.
18. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
19. A Homeowners' Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
20. Site development to comply with all applicable conditions of approval for ZON-10803 and all other subsequent site-related actions.
21. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size,

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 48 – SDR-10806

CONDITIONS – Continued:

type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: M. MARGO WHEELER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

GPA-10841 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: THOMAS & MACK DEVELOPMENT - OWNER: MASONIC MEMORIAL TEMPLE -
Request to amend a portion of the Southeast Sector Plan of the Master Plan FROM: PF (PUBLIC FACILITIES) TO: O (OFFICE) on 5.17 acres of a 10.58-acre parcel at 2200 West Mesquite Avenue (a portion of APN 139-29-801-005), Ward 5 (Weekly).

C.C.: 03/01/06**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the February 23, 2006 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Abeyance request letter by Thomas and Mack Development Group

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 24 [GPA-10745], Item 25 [ZON-10747], Item 26 [SDR-10748], Item 80 [SUP-11160] and Item 81 [SDR-10802] to 2/09/2006; HOLD IN ABEYANCE Item 5 [GPA-9127], Item 11 [SUP-10815], Item 12 [SDR-10071], Item 35 [GPA-10776], Item 36 [ZON-10778], Item 37 [VAR-10780], Item 38 [VAR-10781], Item 39 [SUP-10783], Item 40 [SDR-10784], Item 41 [GPA-10789], Item 42 [ZON-10792], Item 43 [VAR-10793], Item 44 [VAR-10795], Item 45 [SDR-10796], Item 49 [GPA-10841], Item 50 [ZON-10838], Item 51 [VAR-10840], Item 52 [SDR-10836], Item 68 [VAR-10773], Item 69 [SDR-10770] to 2/23/2006 and TABLE Item 15 [GPA-9219] and Item 60 [ZON-10794] – UNANIMOUS

MINUTES:

MR. LEOBOLD explained that Item 49 [GPA-10841], Item 50 [ZON-10838] and Item 51

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 49 – GPA-10841

MINUTES – Continued:

[VAR-10840] would be held in abeyance to allow time for proper renotification of the Item 51.
Staff supported the request.

(6:05 – 6:15)

1-141

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ZON-10838 - REZONING RELATED TO GPA-10841 - PUBLIC HEARING - APPLICANT: THOMAS & MACK DEVELOPMENT - OWNER: MASONIC MEMORIAL TEMPLE - Request for a Rezoning FROM: C-V (CIVIC) TO: O (OFFICE) on 5.17 acres of a 10.58 acre parcel at 2200 West Mesquite Avenue (a portion of APN 139-29-801-005), Ward 5 (Weekly).

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the February 23, 2006 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Abeyance request letter by Thomas and Mack Development Group for Items 49, 50, 51 and 52 filed under 49

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 24 [GPA-10745], Item 25 [ZON-10747], Item 26 [SDR-10748], Item 80 [SUP-11160] and Item 81 [SDR-10802] to 2/09/2006; HOLD IN ABEYANCE Item 5 [GPA-9127], Item 11 [SUP-10815], Item 12 [SDR-10071], Item 35 [GPA-10776], Item 36 [ZON-10778], Item 37 [VAR-10780], Item 38 [VAR-10781], Item 39 [SUP-10783], Item 40 [SDR-10784], Item 41 [GPA-10789], Item 42 [ZON-10792], Item 43 [VAR-10793], Item 44 [VAR-10795], Item 45 [SDR-10796], Item 49 [GPA-10841], Item 50 [ZON-10838], Item 51 [VAR-10840], Item 52 [SDR-10836], Item 68 [VAR-10773], Item 69 [SDR-10770] to 2/23/2006 and TABLE Item 15 [GPA-9219] and Item 60 [ZON-10794] – UNANIMOUS

MINUTES:

MR. LEOBOLD explained that Item 49 [GPA-10841], Item 50 [ZON-10838] and Item 51

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 50 – ZON-10838

MINUTES – Continued:

[VAR-10840] would be held in abeyance to allow time for proper renotification for the Item 51.
Staff supported the request.

(6:05 – 6:15)

1-141

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

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DISCUSSION

SUBJECT:

VAR-10840 - VARIANCE RELATED TO GPA-10841 AND ZON-10838 - PUBLIC HEARING - APPLICANT: THOMAS & MACK DEVELOPMENT - OWNER: MASONIC MEMORIAL TEMPLE - Request for a Variance TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 122 FEET WHERE 192 FEET IS THE MINIMUM SETBACK REQUIRED on 10.58 acres at 2200 West Mesquite Avenue (APN 139-29-801-005), R-1 (Single Family Residential) Zone under Resolution of Intent to O (Office) Zone and C-V (Civic) Zone [PROPOSED: O (Office) Zone], Ward 5 (Weekly).

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the February 23, 2006 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Abeyance request letter by Thomas and Mack Development Group for Items 49, 50, 51 and 52 filed under 49

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 24 [GPA-10745], Item 25 [ZON-10747], Item 26 [SDR-10748], Item 80 [SUP-11160] and Item 81 [SDR-10802] to 2/09/2006; HOLD IN ABEYANCE Item 5 [GPA-9127], Item 11 [SUP-10815], Item 12 [SDR-10071], Item 35 [GPA-10776], Item 36 [ZON-10778], Item 37 [VAR-10780], Item 38 [VAR-10781], Item 39 [SUP-10783], Item 40 [SDR-10784], Item 41 [GPA-10789], Item 42 [ZON-10792], Item 43 [VAR-10793], Item 44 [VAR-10795], Item 45 [SDR-10796], Item 49 [GPA-10841], Item 50 [ZON-10838], Item 51 [VAR-10840], Item 52 [SDR-10836], Item 68 [VAR-10773], Item 69 [SDR-10770] to 2/23/2006 and TABLE Item 15 [GPA-9219] and Item 60 [ZON-10794] – UNANIMOUS

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 51 – VAR-10840

MINUTES:

MR. LEOBOLD explained that Item 49 [GPA-10841], Item 50 [ZON-10838] and Item 51 [VAR-10840] would be held in abeyance to allow time for proper renotification for the Item 51. Staff supported the request.

(6:05 – 6:15)

1-141

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: M. MARGO WHEELER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SDR-10836 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-10841, ZON-10838, AND VAR-10840 - PUBLIC HEARING - APPLICANT: THOMAS & MACK DEVELOPMENT - OWNER: MASONIC MEMORIAL TEMPLE - Request for a Site Development Plan Review FOR A PROPOSED OFFICE COMPEX AND WAIVERS TO ALLOW A BUILDING HEIGHT OF FOUR STORIES WHERE TWO STORIES IS THE MAXIMUM HEIGHT ALLOWED AND TO ALLOW A PERIMETER LANDSCAPE BUFFER WIDTH OF FIVE FEET WHERE EIGHT FEET IS THE MINIMUM WIDTH REQUIRED on 10.58 acres at 2200 West Mesquite Avenue (APN 139-29-801-005), R-1 (Single Family Residential) Zone under Resolution of Intent to O (Office) Zone and C-V (Civic) Zone [PROPOSED: O (Office) Zone], Ward 5 (Weekly).

C.C.: 03/01/06**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

3

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the February 23, 2006 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Abeyance request letter by Thomas and Mack Development Group for Items 49, 50, 51 and 52 filed under 49
6. Protest by Darrel K. S. Yeun

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 24 [GPA-10745], Item 25 [ZON-10747], Item 26 [SDR-10748], Item 80 [SUP-11160] and Item 81 [SDR-10802] to 2/09/2006; HOLD IN ABEYANCE Item 5 [GPA-9127], Item 11 [SUP-10815], Item 12 [SDR-10071], Item 35 [GPA-10776], Item 36 [ZON-10778], Item 37 [VAR-10780], Item 38 [VAR-10781], Item 39 [SUP-10783], Item 40 [SDR-10784], Item 41 [GPA-10789], Item 42 [ZON-10792], Item 43 [VAR-10793], Item 44 [VAR-10795], Item 45 [SDR-10796], Item 49 [GPA-10841], Item 50 [ZON-10838], Item 51 [VAR-10840], Item 52 [SDR-10836], Item 68 [VAR-10773], Item 69 [SDR-10770] to 2/23/2006 and TABLE Item 15 [GPA-9219] and Item 60 [ZON-10794] – UNANIMOUS

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 52 – SDR-10836

MINUTES:

There was a request to hold Item 52 [SDR-10836] in abeyance to 2/23/2006, which staff supported.

(6:05 – 6:15)

1-141

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

MOD-10791 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: WELLS FARGO-CORPORATE PROPERTIES - OWNER: SHADOW HILLS PLAZA, LLC - Request for a Major Modification to the Lone Mountain Master Development Plan TO ALLOW A FINANCIAL INSTITUTION, GENERAL WITH DRIVE-THROUGH in the VC (Village Commercial) Lone Mountain Special Land Use Designation, Ward 4 (Brown).

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map – Not Applicable
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

STEINMAN – APPROVED subject to condition – UNANIMOUS

To be heard by the City Council on 03/01/2006

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open for Item 53 [MOD-10791] and Item 54 [SDR-10787].

GARY LEOBOLD, Planning and Development Department, explained staff supports the modification as it is a follow-up item to a recent modification allowing financial institutions in the area and at the applicant's neighborhood meeting, no one appeared in opposition. While staff questioned the lack of required patio area for employees, they generally supported these applications as being appropriate for the area.

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 53 – MOD-10791

MINUTES – Continued:

RAMI ATOUT, 1635 Renaissance Circle Suite 150, appeared on behalf of Wells Fargo, and stated the applicant had submitted a letter and a revised site plan regarding the lack of a trash enclosure and the loading zone for the facility. Wells Fargo would be using a document destruction company to destroy and dispose of bank trash so a trash enclosure would be unnecessary.

CHAIRMAN TRUESDELL conceded that banks utilize shredding and document destruction in addressing security concerns, but stated he was concerned with the trash that employees would still create that would not need shredding. MR. ATOUT explained shredded documents would be hauled away by a private company, as well as compacted regular trash. CHAIRMAN TRUESDELL expressed his disbelief in the validity of those claims. In response, MR. ATOUT agreed to work with staff in establishing the location for a trash enclosure.

COMMISSIONER STEINMAN also expressed his disbelief in the claim that Wells Fargo does not throw out any trash and concurred with CHAIRMAN TRUESDELL in finding a trash enclosure necessary for this proposal.

MARGO WHEELER, Director of Planning and Development Department, clarified the wording of Condition 4 of Item 54 [SDR-10787] to include the trash enclosure as a condition of approval.

CHAIRMAN TRUESDELL declared the Public Hearing closed for Item 53 [MOD-10791] and Item 54 [SDR-10787].

(8:42 – 9:09)

2-2800

CONDITIONS:

Planning and Development

1. Conformance to the Lone Mountain Master Development Plan, except as amended by this request.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-10787 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-10791 - PUBLIC HEARING - APPLICANT: WELLS FARGO-CORPORATE PROPERTIES - OWNER: SHADOW HILLS PLAZA, LLC - Request for a Site Development Plan Review FOR A PROPOSED 4,738 SQUARE-FOOT FINANCIAL INSTITUTION, GENERAL WITH DRIVE-THROUGH on 6.77 acres at 10470 West Cheyenne Avenue (APN 137-12-817-005), U (Undeveloped) Zone [PCD (Planned Community Development) Master Plan Designation] under Resolution of Intent to PD (Planned Development) Zone [VC (Village Commercial) Lone Mountain Special Land Use Designation], Ward 4 (Brown).

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letters

MOTION:

STEINMAN – APPROVED subject to conditions and replacing Condition 4 as follows:

4. A trash enclosure shall be provided to meet City Code.

– UNANIMOUS

To be heard by the City Council on 03/01/2006

MINUTES:

NOTE: See Item 53 [MOD-10791] for all related discussion.

(8:42 – 8:51)

2-2796

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 54 – SDR-10787

CONDITIONS:

Planning and Development

1. A Major Modification (MOD-10791) to add Financial Institution, General with Drive Through to the Lone Mountain Master Development Plan, approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City of Las Vegas.
3. All development shall be in conformance with the site plan date stamped 01/19/06 and building elevations date stamped 12/13/05, except as amended by conditions herein.
4. The requirement for a trash enclosure is hereby waived based on the alternate disposal methods identified in a letter provided by the applicant.
5. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. The landscape plan shall include irrigation specifications.
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
9. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize downward-directed lights. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
10. All signage related to development on this pad site shall conform to the approved Master Sign Plan (MSP-6910) for this site.
11. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 54 – SDR-10787

CONDITIONS – Continued:

12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

14. An Update to the Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study.
15. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR-5733 and all other applicable site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ZON-10774 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: HOT ENDEAVOR, LLC - Request for Rezoning FROM: U (UNDEVELOPED) [M (MEDIUM DENSITY RESIDENTIAL) MASTER PLAN DESIGNATION] TO: R-PD25 (RESIDENTIAL PLANNED DEVELOPMENT - 25 UNITS PER ACRE) on 5.0 acres adjacent to the south side of Summerlin Parkway, at the west end of Silver Sky Drive (APN 138-28-401-015), Ward 2 (Wolfson).

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Protests by Ann Murphy and Richard Portaro

MOTION:

GOYNES – DENIED – UNANIMOUS with DAVENPORT abstaining because his daughter owns a home within the notification area

To be heard by the City Council on 03/01/2006

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open for Item 55 [ZON-10774] and Item 56 [SDR-10771].

MARIO SUAREZ, Deputy Director of Planning and Development Department, briefly described the proposal and stated staff cannot support these applications, even after taking the site's restrictions into consideration, because they lack creativity in design and the proposed four-story development is inappropriate for the area.

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 55 – ZON-10774

MINUTES – Continued:

ERNIE FREGGIARO appeared on behalf of the applicant and gave a brief history and overview of the property, stating the site constraints which include a 100 foot right of way to Nevada Power Company, and the presence of caliche throughout the property. He respectfully disagreed with staff's recommendation, explaining that the applicant had made every attempt to incorporate staff's suggestions into the proposal. He pointed out this density is allowed by the general plan and the area is master-planned to accommodate it, adding that traffic pressures would be negligible as the proposed number of units did not require a traffic study. He described the areas in which the project satisfied all parking and landscaping requirements, specifically stating the lack of landscaped fingers between the parking spaces would be mitigated by trees surrounding the property. He respectfully requested approval.

ANN MURPHY, 8220 Crystal Star Court, appeared in opposition, expressing her concern with the impact a project of this density would have on the area as well as its inappropriateness for the neighborhood currently built at two and three stories.

In response to COMMISSIONER TROWBRIDGE'S inquiry, MR. SUAREZ confirmed that the assisted living development was three stories and the neighboring town homes at two stories at 35 feet maximum height. MR. FREGGIARO suggested the applicant could disguise the height of the buildings by berms, but reiterated the site was extremely limited in development options. In response to COMMISSIONER GOYNES' inquiry, MR. SUAREZ clarified the four story proposal is part of the density application which does not include height restrictions. To his knowledge, the Commission had never approved an application because of the presence of caliche.

CHAIRMAN TRUESDELL acknowledge the site's limitations but also concurred with the neighbors' opinion that this project is not compatible with the area. He stated his support for the creative layout, but could not support the density.

CHAIRMAN TRUESDELL declared the Public Hearing closed for Item 55 [ZON-10774] and Item 56 [SDR-10771].

(9:09 – 9:21)
2-3270

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

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DISCUSSION

SUBJECT:

SDR-10771 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-10774 - PUBLIC HEARING - APPLICANT/OWNER: HOT ENDEAVOR, LLC - Request for a Site Development Plan Review FOR A PROPOSED 123-UNIT CONDOMINIUM DEVELOPMENT AND A WAIVER OF PARKING LOT LANDSCAPING STANDARDS on 5.0 acres adjacent to the south side of Summerlin Parkway, at the west end of Silver Sky Drive (APN 138-28-401-015), U (Undeveloped) Zone [M (Medium Density Residential) Master Plan Designation] [PROPOSED: R-PD25 (Residential Planned Development – 25 Units Per Acre) Zone], Ward 2 (Wolfson).

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Protests by Ann Murphy and Richard Portaro for Items 55 and 56 filed under Item 55

MOTION:

GOYNES – DENIED – UNANIMOUS with DAVENPORT abstaining because his daughter owns a home within the notification area

To be heard by the City Council on 03/01/2006

MINUTES:

NOTE: See Item 55 [ZON-10774] for all related discussion.

(9:09 – 9:21)

2-3270

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ZON-10807 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: SOUTHWEST DESERT EQUITIES, LLC - Request for a Rezoning FROM: R-D (SINGLE FAMILY RESIDENTIAL - RESTRICTED) AND U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) MASTER PLAN DESIGNATION] TO: R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) on 21.66 acres adjacent to the north side of La Madre Way, between Maverick Street and Jones Boulevard (APNs 125-35-701-005 through 010 and 125-35-702-003 through 006), Ward 6 (Ross).

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

6

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

TROWBRIDGE – APPROVED subject to conditions – Motion Carried with DUNNAM voting NO

To be heard by the City Council on 03/01/2006

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open for Item 57 [ZON-10807], Item 58 [VAC-10808] and Item 59 [SDR-10804].

MARIO SUAREZ, Deputy Director of Planning and Development Department, expressed staff's opinion that this application lacks creative design as well as staff's disagreement with the proposed vacation of Bronco Street. A revised site plan shows the proposed homes on the

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 57 – ZON-10807

MINUTES:

western property line facing the existing homes facing Maverick Street. Staff cannot support the request as it will force homes on the interior of the property to face a perimeter wall.

ATTORNEY RUSSELL ROWE, 3800 Howard Hughes Parkway, appeared on behalf of the applicant. He described the area surrounding the proposed project. He then went over the revised site plan which was the result of the most recent neighborhood meeting. Rather than the homes on Maverick Street facing in as a fully interior community, they face out, towards the homes already existing on Maverick Street. Also, the neighbors requested that all the homes on Maverick Street be limited to single story to match the existing single story development. Access off of Maverick was eliminated to avoid headlights glaring into the neighbors' homes as traffic flows in and out of the development. The resulting additional space was added to the lots along Maverick Street. He pointed out how the developer exceeded the open space requirement and explained the difficulties the only issue that needed to be resolved concerned the vacation of Bronco Street, which would need to be done before this project could move forward.

CHUCK and DONNA STYLES, 5001 Maverick Street, JAMES SHARPLESS, 5009 Maverick Street, LYNNAE GILLESPIE, 5025 Maverick Street, JENETTE LANIER, 5033 Maverick Street, and CEILIA MONAHAN, 5049 Maverick Street, appeared in support. They complimented the developer for his willingness to work with the neighbors and adjusting the project to their satisfaction. The vacation of Bronco Street was not a concern since it currently is not paved or used.

COMMISSIONER DUNNAM expressed displeasure with the design of the project and suggested less open space with larger lot sizes on Maverick and a better internal design.

COMMISSIONER GOYNES stated that since the neighbors had approved the project, he would support this application. COMMISSIONER STEINMAN complimented its design and stated his support. COMMISSIONER TROWBRIDGE complimented the developer's creative use of open space and stated his support.

COMMISSIONER TROWBRIDGE questioned the result if Bronco Street were vacated. BART ANDERSON, Public Works, replied that the general policy of Public Works is to not encourage the elimination of public streets in favor of walled, enclosed developments that restrict the ability of pedestrian and vehicular traffic to travel through interconnected neighborhoods. However, allowing Bronco Street to terminate in a cul-de-sac would serve no public purpose because it does not provide access to any legal lot. It would have to be maintained at public expense, and result in a place for people to loiter. If this application were approved, Bronco Street would be vacated to Washburn Road, and it is the applicant's burden to best accommodate that vacation. MR. ANDERSON strongly recommended the vacation of Bronco Street.

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 57 – ZON-10807

MINUTES – Continued:

ATTORNEY ROWE agreed with MR. ANDERSON'S opinion and condition with regard to the vacation of Bronco Street. CHAIRMAN TRUESDELL asked staff to clarify that the applicant bears the responsibility for the improvements of Bronco Street, if needed, and the incorporation of the vacated land into the development and the surrounding area. MR. ANDERSON explained that a variety of options could be done, but the responsibility rests upon the applicant to develop a plan that satisfies all the affected parties

CHAIRMAN TRUESDELL asked the applicant to explain the opening on Maverick Street that was not for vehicular traffic. ATTORNEY ROWE explained that the opening was originally meant to be a crash gate, but after discussing it with the neighbors, the crash gate would remain. The developer is adding a pedestrian gate to allow access to the park inside the development. He also acknowledged COMMISSIONER DUNNAM'S concerns and stated that the developers' engineers were already working on resolving those issues before the project appears before the City Council.

MARGO WHEELER, Director of Planning and Development Department, verified that Condition 3 of Item 59 [SDR-10804] would be amended to reflect the site plan and landscaping plan date stamped 1/25/06, and building elevations date stamped 12/13/05. She also requested an additional condition that all homes adjacent to Maverick Street shall be single story. CHAIRMAN TRUESDELL verified that the access point shown along La Madre Way shall be a crash gate per City standards

CHAIRMAN TRUESDELL declared the Public Hearing closed for Item 57 [ZON-10807], Item 58 [VAC-10808] and Item 59 [SDR-10804].

(9:21 – 9:46)

3-221

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review (SDR-10804) application approved by the City of Las Vegas prior to issuance of any permits, any site grading, and all development activity for the site.
3. A petition for a Vacation (VAC-10808) approved by the City Council.

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 57 – ZON-10807

CONDITIONS – Continued:

Public Works

4. Coordinate with the City Surveyor to determine the appropriate mapping method for this site prior to the issuance of any permits; comply with the recommendations of the City Surveyor.
5. Submit a Petition of Vacation, such as VAC-10808, for those portions of Bronco Lane in conflict with this site plan. The Order of Vacation shall record prior to recordation of a Final Map overlying or abutting Bronco Lane. If a vacation is not approved for Bronco Lane, this site plan shall be rendered as “NULL AND VOID” and a revised Site Plan shall be submitted to Planning and Development and this site shall be responsible for additional dedications and construction of offsite improvements for Bronco Lane adjacent to this site.
6. Dedicate a 15-foot radius on the northeast corner of La Madre Way and Maverick Street.
7. Construct all incomplete half-street improvements on Jones Boulevard, including appropriate transition paving if legally able, and on La Madre Way and Maverick Street adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the western boundary of this site prior to construction of hard surfacing (asphalt or concrete).
8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAC-10808 - VACATION RELATED TO ZON-10807 - PUBLIC HEARING -
APPLICANT/OWNER: SOUTHWEST DESERT EQUITIES, LLC - Petition to Vacate
Bronco Lane, between La Madre Way and Washburn Road, Ward 6 (Ross).

SET DATE: 02/15/06

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

6

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

TROWBRIDGE – APPROVED subject to conditions – Motion carried with DUNNAM
voting NO

To be heard by the City Council on 03/01/2006

MINUTES:

NOTE: See Item 57 [ZON-10807] for all related discussion.

(9:21 – 9:46)

3-221

CONDITIONS:

1. The extent of this Vacation Application shall be the full existing right-of-way for Bronco Lane between Washburn Road and La Madre Way.
2. The applicant shall provide a plan showing how the right-of-way proposed to be vacated will be incorporated into the abutting properties, including those properties not controlled

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 58 – VAC-10808

CONDITIONS – Conditions:

- by the applicant, so that an un-maintained “no-man’s land” area is not produced by this action. The required plan shall identify exactly who is responsible to reclaim each portion of right-of-way and exactly how the right-of-way will be reclaimed, and shall provide a schedule of when such reclamation will occur. Such plan shall be approved by the City Engineer prior to the recordation of the Order of Vacation or the submittal of any construction drawings adjacent to or overlying the area requested for vacation, whichever may occur first.
3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by ZON-10807 may be used to satisfy this requirement provided that it addresses the area to be vacated.
 4. All existing public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of the Order of Vacation.
 5. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
 6. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
 7. All development shall be in conformance with code requirements and design standards of all City Departments.

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 58 – VAC-10808

CONDITIONS - Continued:

8. The Order of Vacation shall not be recorded until all of the conditions of approval have been met. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public street light and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained.
9. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-10804 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-10807 AND VAC-10808 - PUBLIC HEARING - APPLICANT/OWNER: SOUTHWEST DESERT EQUITIES, LLC - Request for a Site Development Plan Review FOR A PROPOSED 75-UNIT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 21.66 acres adjacent to the north side of La Madre Way, between Maverick Street and Jones Boulevard (APNs 125-35-701-005 through 010 and 125-35-702-003 through 006), R-D (Single Family Residential - Restricted) Zone and U (Undeveloped) Zone [R (Rural Density Residential) Master Plan Designation] [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone], Ward 6 (Ross).

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

6

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

TROWBRIDGE – APPROVED subject to conditions, amending Condition 3 as follows:

3. All development shall be in conformance with the site plan and landscaping plan date stamped 1/25/06 and building elevations, date stamped 12/13/05, except as amended by conditions herein.

– And adding the following condition as read for the record as:

- **All homes on lots adjacent to Maverick Street shall be single story.**

– Motion carried with DUNNAM voting NO

To be heard by the City Council on 03/01/2006

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 59 – SDR-10804

MINUTES:

NOTE: See Item 57 [ZON-10807] for all related discussion.

(9:21 – 9:46)

3-221

CONDITIONS - Continued:

Planning and Development

1. A Rezoning (ZON-10807) to an R-PD3 Zoning District and a petition for Vacation (VAC-10808) approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City of Las Vegas
3. All development shall be in conformance with the site plan and building elevations, date stamped 12/13/05, except as amended by conditions herein.
4. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.
5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. The landscape plan shall include irrigation specifications.
6. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
7. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed.
8. Prior to approval of the Final Map Mylar, two final landscape plans must be submitted for review and approval by the Planning and Development Department in conformance with the conditions of approval.
9. Air conditioning units shall not be mounted on rooftops.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 59 – SDR-10804

CONDITIONS - Continued:

11. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

14. The proposed driveway accessing Jones Boulevard shall be designed, located and constructed in accordance with Standard Drawing #222a.
15. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
16. A Homeowners' Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
17. Site development to comply with all applicable conditions of approval for ZON-10807 and all other subsequent site-related actions.
18. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first. We note that, for example, several proposed corner intersections internal to this site do not meet current City Standards.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

ZON-10794 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: ARTISAN HOTEL AND SPA, LLC. - Request for a Rezoning FROM: M (INDUSTRIAL) TO: C-2 (GENERAL COMMERCIAL) on 1.34 acres at the southwest corner of Sahara Avenue and Highland Drive (APNs 162-09-102-008, 009, and 010), Ward 1 (Tarkanian).

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at meeting: Table request letter

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 24 [GPA-10745], Item 25 [ZON-10747], Item 26 [SDR-10748], Item 80 [SUP-11160] and Item 81 [SDR-10802] to 2/09/2006; HOLD IN ABEYANCE Item 5 [GPA-9127], Item 11 [SUP-10815], Item 12 [SDR-10071], Item 35 [GPA-10776], Item 36 [ZON-10778], Item 37 [VAR-10780], Item 38 [VAR-10781], Item 39 [SUP-10783], Item 40 [SDR-10784], Item 41 [GPA-10789], Item 42 [ZON-10792], Item 43 [VAR-10793], Item 44 [VAR-10795], Item 45 [SDR-10796], Item 49 [GPA-10841], Item 50 [ZON-10838], Item 51 [VAR-10840], Item 52 [SDR-10836], Item 68 [VAR-10773], Item 69 [SDR-10770] to 2/23/2006 and TABLE Item 15 [GPA-9219] and Item 60 [ZON-10794] – UNANIMOUS

MINUTES:

The applicant of Item 60 [ZON-10794] requested the application be tabled since the action is dependant on the passage of the redevelopment plan that is also being tabled.

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 60 – ZON-10794

MINUTES – Continued:

DOUGLAS DESILVA, Artisan Hotel and Spa, LLC, requested clarification that Item 60 was requested to be tabled and not held in abeyance. MS. WHEELER confirmed that the item would be tabled.

(6:05 – 6:15)

1-141

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

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DISCUSSION

SUBJECT:

ZON-10816 - REZONING - PUBLIC HEARING - APPLICANT: BRAMBLE DEVELOPMENT GROUP, INC. - OWNER: TALON-DURANGO, LLC - Request for a Rezoning FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-1 (LIMITED COMMERCIAL) WITH WAIVERS TO ALLOW LOT WIDTHS OF 80 FEET WHERE 100 FEET IS THE MINIMUM REQUIRED, AND 84 FEET WHERE 100 FEET IS THE MINIMUM REQUIRED on 0.59acres adjacent to the east side of Jones Boulevard, approximately 900 feet south of Charleston Boulevard (APN 163-01-110-005 and a portion of 003), Ward 1 (Tarkanian).

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – APPROVED subject to condition – UNANIMOUS

To be heard by the City Council on 03/01/2006

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, explained that this application is to make the zoning in the area consistent and place the existing businesses in conformance. Staff recommended approval.

KIRBY ADAMS agreed with staff's summarization, agreed to all conditions, and respectfully requested approval.

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 61 – ZON-10816

MINUTES – Continued:

KNIGHT ALLEN, Vice Chairman of the Charleston Heights Neighborhood Association No. 7, 6524 Bourbon Way, and CHESTER DARDY, Chairman of the Charleston Heights Neighborhood Association No. 7, 704 Scholl, appeared in opposition and stated that this proposal is not in the best interest of the area. Allowing the zone to change to limited commercial, the transition to (C-2) and its related uses will follow shortly. MR. LEOBOLD explained that the neighbors concerns are unfounded because (C-2) is not possible under the current general plan designation.

In response to COMMISSIONER STEINMAN'S question regarding the consequences of not approving this item, MR. LEOBOLD informed the Commission that the existing bank would continue to operate in a nonconforming situation, placing it at risk of higher insurance and other related costs. He clarified that this is an attempt to reconcile the area's current and future uses.

COMMISSIONER GOYNES stated his support for this application and explained that approving it is in the best interests of the neighborhood.

CHAIRMAN TRUESDELL declared the Public Hearing closed.
(9:46 – 9:53)
3-1022

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VAR-10667 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DANNY S. McFADDEN - Request for a Variance TO ALLOW A PROPOSED ACCESSORY STRUCTURE TO BE FOUR FEET TALLER THAN THE MAIN BUILDING (SINGLE-FAMILY DWELLING) on 0.53 acres at 1979 Belcastro Street (APN 163-03-701-007), R-E (Residence Estates) Zone, Ward 1 (Tarkanian).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – DENIED – Motion carried with DAVENPORT and DUNNAM voting NO

This is Final Action

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, explained this application is for an accessory garage for a recreational vehicle, which will be one to four feet taller than the main dwelling unit that does not meet code. Since the hardship is self-imposed, staff recommended denial.

DAN McFADDEN, 1979 Belcastro Street, explained that the elevated grade of the land where the proposed RV garage is planned accounts for the height difference. The height of the grade is meant to ensure proper drainage.

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 62 – VAR-10667

MINUTES – Continued:

He explained that he would attempt to camouflage the proposed garage and exhibited several examples of similar garages throughout his neighborhood. He agreed to all staff conditions and respectfully requested approval.

DAVID WRIGHT, President, Stonecrest Home Owners Association, appeared in opposition. He stated that previously approved variances in the area are unattractive and out of place.

CHAIRMAN TRUESDELL asked staff if the variance would be needed if the house was two stories. MR. LEOBOLD answered in the negative. COMMISSIONER TROWBRIDGE also asked if the variance would be needed if the garage was attached to the house. MR. LEOBOLD explained that the variance is only for unattached structures.

COMMISSIONER EVANS asked the applicant if letters of approval had been collected from his neighbors, and the applicant informed him that none had been collected, but he would submit them if the Commissioner required. COMMISSIONER EVANS concurred with staff's recommendation for denial, explaining that existing similar structures are unattractive and inappropriate for the area. He was not satisfied with the applicant's explanation of the proposed structure, its elevation, or its general esthetics. He explored the idea of making letters of approval from the neighbors a requirement of such applications, and COMMISSIONER TROWBRIDGE agreed, adding that letters from the homeowner's association should also be required.

COMMISSIONER STEINMAN pointed out that the trees the applicant was planning to use as shielding belonged to his neighbor. In the event the application was approved, the trees would have to be cleared to allow construction to begin. He stated his opposition because the single story nature of the existing structure could not satisfactorily camouflage the RV garage.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(9:53 – 10:05)

3-1307

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAR-10682 - VARIANCE - PUBLIC HEARING - APPLICANT: D & R JACKSON ENTERPRISES - OWNER: MARIANNE HICKS KIFER - Request for a Variance TO ALLOW A FRONT YARD SETBACK OF TWO FEET WHERE 20 FEET IS THE MINIMUM SETBACK REQUIRED FOR A PROPOSED CARPORT AND TO ALLOW A SIX-FOOT HIGH BLOCK WALL WHERE FOUR FEET (TOP TWO FEET 50% OPEN) IS THE MAXIMUM HEIGHT ALLOWED on 0.95 acres at 2020 Waldman Avenue (APN 162-04-114-003), R-1 (Single Family Residential) Zone, Ward 1 (Tarkanian).

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	2
City Council Meeting	

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at meeting: Protest letter from Margo Wheeler

MOTION:

EVANS – DENIED – UNANIMOUS

This is Final Action

NOTE: DIRECTOR MARGO WHEELER, Planning and Development Department, disclosed that she did not participate in the recommendation process for this item as she resides in the area.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 63 – VAR-10682

MINUTES – Continued:

GARY LEOBOLD, Planning and Development Department, explained that this application is for a carport with a setback of 10 feet in most areas and a change in the existing wall from its current curved design to a stepped design. Since the hardship is self-imposed, staff recommended denial.

CARLOS BANCHIC, 2725 Jones Boulevard, appeared on behalf of the applicant and explained the owner wishes to increase the amount of covered parking, enhance the appearance and street presence of the home, and increase the privacy and security of the home. He pointed out that the design took existing sightlines into account. The owner requested the variance for the wall height to prevent children using the wall as a shelf for their personal belongings and trespassing when those items fall into the yard. He concluded by saying this proposal would have no environmental impact and would increase the property value of this home as well as neighboring homes.

PATRICIA AMES, 1201 Shadow Lane, appeared in opposition, pointing out that homes in the area do not have fences in their front yards and that there was a school bus stop near her home and trespassing had never been an issue.

COMMISSIONER DAVENPORT agreed with MS. AMES, and was not satisfied with the applicant's reasons for the variance. COMMISSIONER EVANS concurred with COMMISSIONER DAVENPORT and stated that the applicant might be a distant relative, but he did not feel this would affect his opinion and would be voting on this item.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(10:05 – 10:19)

3-1766

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VAR-10706 - VARIANCE - PUBLIC HEARING - APPLICANT: SHELLEY BROWN - OWNER: ARTHUR AND SUSAN RESNICK FAMILY TRUST - Request for a Variance TO ALLOW NO SIDE YARD SETBACK FOR AN EXISTING CASITA WHERE FIVE FEET IS THE MINIMUM SETBACK REQUIRED on 0.63 acres at 2822 Ashby Avenue (APN 162-05-510-011), R-E (Residence Estates) Zone, Ward 1 (Tarkanian).

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at meeting: Description of residential building letter

MOTION:

EVANS – APPROVED subject to conditions and amending Condition 2 for the record as follows:

2. As per Title 19.04.040, Guesthouse/Casitas may not consist of more than one occupancy room, bathroom, and walk-in closet. Kitchens are not permitted, and all kitchen appliances, except the existing sink, depicted on the provided floor plans must be removed prior to the issuance of a building permit.

- Motion carried with TRUESELL, GOYNES, and DAVENPORT voting NO

To be heard by the City Council on 03/01/2006

MINUTES:

CHAIRMAN TRUESELL declared the Public Hearing open.

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 64 – VAR-10706

MINUTES – Continued:

GARY LEOBOLD, Planning and Development Department, explained that the applicant claimed this building has existed for several years but staff had been unable to find evidence to prove that claim. Staff recommended denial as the location is in a required setback area and this application is a self-imposed hardship with no evidence of any extraordinary circumstances. The building would have to meet current building codes prior to the issuance of any permits.

ATTORNEY EVAN WISHENGRAD, 7375 West Peak Drive, Suite 210, appeared on behalf of the applicant and submitted a microfiche copy of the assessor's residential building record regarding this property. According to the applicant, this document implies approval for the existence of this building. He explained that the accessory structure was built at the same time as the main dwelling and was intended for use as a garage. At the time of its construction, there were no setback requirements for accessory structures. COMMISSIONER EVANS questioned the reason this item was before the Commission at this time when it appeared to have existed without incident for decades. MR. WISHENGRAD explained that this application was the result of a neighbor dispute, pointing out that similar structures exist throughout the development. He agreed to all staff conditions, except the condition requiring the removal of the sink within the structure, explaining that it was used as a hobby sink with no intent of ever being used as a kitchen sink. SHELLEY BROWN, the applicant, explained that the attraction of this area is its uniqueness and respectfully requested approval.

RICHARD AILESLEY, 2824 Ashby Avenue, appeared in opposition and accused the Resnicks of trespassing and encroaching. DEPUTY CITY ATTORNEY BRYAN SCOTT reminded the participants to limit their comments to this item. MR. AILESLEY presented photographs of the accessory structure and pointed out code violations. He closed by saying that he has no problem with the zero lot line, just the encroachment and trespassing issues.

BERT GOODRICH, 2914 Ashby Avenue, appeared in support, stated he found no problems with the existing structure, and questioned MR. AILESLEY'S ability to oppose this item since he is not the owner of the adjacent property. CRYSEL McMAHON, trustee of the McMahon Family Trust, stated that MR. AILESLEY is part of the family and allowed to speak for the Trust.

COMMISSIONER STEINMAN clarified that building inspectors would resolve any code violations as part of the building permit process and observed that this situation appeared to be a neighbor dispute. COMMISSIONER EVANS concurred and added that the building had apparently existed without incident for several years. MARGO WHEELER, Director of Planning and Development Department, agreed with the Commissioners' conclusion that the building would have to be brought up to code before any building permits would be issued. She also reiterated that the document submitted by the applicant did not prove the existence of any building permits nor had staff been able to find any pertaining to this application.

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 64 – VAR-10706

MINUTES – Continued:

COMMISSIONER TROWBRIDGE supported the applicant's request to allow the sink to remain after learning that it is only used as a hobby sink.

COMMISSIONER DAVENPORT commented that he did not believe this structure could pass code as it currently stands. After questioning the applicant, he was informed that the existing perimeter wall is an extension of the structure's exterior wall. COMMISSIONER DUNNAM recommended that the applicant have an independent boundary survey performed to determine the location of the actual property line to ease the resolution of this dispute.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(10:19 – 10:41)

3-221

CONDITIONS:

Planning and Development

1. This Variance shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.
2. As per Title 19.04.040, Guesthouse / Casitas may not consist of more than one occupant room, bathroom and walk-in closet. Kitchens are not permitted, and all kitchen appliances, including the sink, depicted on the provided floor plans must be removed prior to the issuance of a building permit.
3. Prior to the issuance of building permits, the applicant shall meet with the Building and Safety Department to ensure that all Building Code requirements have been satisfied for this existing development.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

VAR-10759 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: RAFAEL & LILIANA MIRCHOU TRUST - Request for a Variance TO ALLOW 66 PARKING SPACES WHERE 75 SPACES IS THE MINIMUM NUMBER OF PARKING SPACES REQUIRED FOR A PROPOSED OFFICE DEVELOPMENT at 865, 869, 873 and 875 Eastern Avenue (APNs 139-25-310-001 through 005), P-R (Professional Office and Parking) Zone, Ward 3 (Reese).

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

STEINMAN – Hold in ABEYANCE Item 65 [VAR-10759], Item 66 [VAR-10760] and Item 67 [SDR-10758] to 02/23/2006 – UNANIMOUS

To be held in abeyance to the 2/23/2006 Planning Commission meeting

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open for Item 65 [VAR-10759], Item 66 [VAR-10760] and Item 67 [SDR-10758].

MARIO SUAREZ, Deputy Director of Planning and Development Department, briefly explained the reasons for these applications. As staff could not find any reasons for approval, staff recommended denial.

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 65 – VAR-10759

MINUTES – Continued:

PHILLIP THOMPSON, Architect, Visual Insights, 180 Casia Way, Suite 510, described the area surrounding the proposed site and the purpose of these applications, highlighting the approval for this project by the adjacent neighbors. He explained that this proposal would relieve the major traffic hazard caused by through traffic using the frontage road that parallels Eastern Avenue. The applicant is planning on compensating for the lack of landscaping by landscaping the 30 foot utility easements. The difficulties in satisfying the landscape requirements are caused by the encroachment of surrounding properties. The applicant plans to deed the encroached property to those landowners, should this application be approved. MR. THOMPSON agreed to all staff conditions and respectfully requested approval.

ELSA PERALTA, 2509 Constantine, and SONYA SOTO, 2517 Constantine, appeared in opposition, expressing concern over the lack of parking, the increase in traffic, and the possible negative impact on privacy, given the two story nature of the proposal. JIM COX, 5571 Holly Court, appeared on behalf of the applicant and explained that no windows are planned for the rear of the two story building so privacy would not be affected.

In response to COMMISSIONER TROWBRIDGE'S inquiry, MR. THOMPSON confirmed that the elevations of the existing homes are two to three feet lower than the proposal. MR. COX reiterated the applicant's intent to alleviate the aforementioned traffic hazard that exist off of Eastern Avenue while improving the area through landscaping and removal of existing vacant buildings.

COMMISSIONER STEINMAN confirmed that the existing frontage road is one of the most serious traffic hazards ever encountered and its elimination is a positive for this application. He supported this application although he expressed a preference for a slightly smaller proposal in order to accommodate the parking requirement. COMMISSIONER DUNNAM concurred.

In response to CHAIRMAN TRUESDELL'S inquiry, MR. SUAREZ confirmed that the Commission could not vote on these items as a clerical error needed to be corrected by renoticing.

CHAIRMAN TRUESDELL declared the Public Hearing closed for Item 65 [VAR-10759], Item 66 [VAR-10760] and Item 67 [SDR-10758].

(10:41 – 10:52)

3-3520

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

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CONSENT

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DISCUSSION

SUBJECT:

VAR-10760 - VARIANCE RELATED TO VAR-10759 - PUBLIC HEARING - APPLICANT/OWNER: RAFAEL & LILIANA MIRCHOU TRUST - Request for a Variance TO ALLOW A 45-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 96 FEET IS THE MINIMUM SETBACK REQUIRED AND TO ALLOW A TRASH RECEPTACLE ADJACENT TO A RESIDENTIAL PARCEL WHERE A SEPARATION OF 50 FEET IS THE MINIMUM SEPARATION DISTANCE REQUIRED FOR A PROPOSED OFFICE DEVELOPMENT at 865, 869, 873 and 875 Eastern Avenue (APNs 139-25-310-001 through 005), P-R (Professional Office and Parking) Zone, Ward 3 (Reese).

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

2

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

STEINMAN – Hold in ABEYANCE Item 65 [VAR-10759], Item 66 [VAR-10760] and Item 67 [SDR-10758] to 02/23/2006 – UNANIMOUS

To be held in abeyance to the 2/23/2006 Planning Commission meeting

MINUTES:

NOTE: See Item 65 [VAR-10759] for all related discussion.

(10:39 – 10:52)

3-3412

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

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CONSENT

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DISCUSSION

SUBJECT:

SDR-10758 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-10759 AND VAR-10760 - PUBLIC HEARING - APPLICANT/OWNER: RAFAEL & LILIANA MIRCHOU TRUST - Request for a Site Development Plan Review FOR A PROPOSED 20,038 SQUARE-FOOT OFFICE DEVELOPMENT AND WAIVERS TO ALLOW A REDUCTION OF PERIMETER AND PARKING LOT LANDSCAPING STANDARDS on 1.03 acres at 865, 869, 873 and 875 Eastern Avenue (APNs 139-25-310-001 through 005), P-R (Professional Office and Parking) Zone, Ward 3 (Reese).

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

STEINMAN – Hold in ABEYANCE Item 65 [VAR-10759], Item 66 [VAR-10760] and Item 67 [SDR-10758] to 02/23/2006 – UNANIMOUS

To be held in abeyance to the 2/23/2006 Planning Commission meeting

MINUTES:

NOTE: See Item 65 [VAR-10759] for all related discussion.

(10:39 – 10:52)

3-3412

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

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CONSENT

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DISCUSSION

SUBJECT:

VAR-10773 - VARIANCE - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: GREAT WASH PARK LLC - Request for a Variance TO ALLOW 3,225 PARKING SPACES WHERE 3,540 SPACES IS THE MINIMUM NUMBER OF PARKING SPACES REQUIRED FOR A PROPOSED MIXED-USE DEVELOPMENT on 28.69 acres 8750 Alta Drive (APN 138-32-601-003), U (Undeveloped) Zone [GC (General Commercial) Master Plan Designation] under Resolution of Intent to C-2 (General Commercial) Zone, Ward 2 (Wolfson).

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the February 23, 2006 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report – Not Applicable
4. Justification Letters
5. Protest letter by Harvey and Debra Yeaton
6. Abeyance request letter by JMA Architecture Studios

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 24 [GPA-10745], Item 25 [ZON-10747], Item 26 [SDR-10748], Item 80 [SUP-11160] and Item 81 [SDR-10802] to 2/09/2006; HOLD IN ABEYANCE Item 5 [GPA-9127], Item 11 [SUP-10815], Item 12 [SDR-10071], Item 35 [GPA-10776], Item 36 [ZON-10778], Item 37 [VAR-10780], Item 38 [VAR-10781], Item 39 [SUP-10783], Item 40 [SDR-10784], Item 41 [GPA-10789], Item 42 [ZON-10792], Item 43 [VAR-10793], Item 44 [VAR-10795], Item 45 [SDR-10796], Item 49 [GPA-10841], Item 50 [ZON-10838], Item 51 [VAR-10840], Item 52 [SDR-10836], Item 68 [VAR-10773], Item 69 [SDR-10770] to 2/23/2006 and TABLE Item 15 [GPA-9219] and Item 60 [ZON-10794] – UNANIMOUS

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 68 – VAR-10773

MINUTES:

Item 68 [VAR-10773] and Item 69 [SDR-10770] were requested to be held in abeyance to 2/23/2006 as there have been late changes made to the project that will increase the degree of the parking variance. For that change, the parking variance will need to be renotified and staff supported the request.

(6:05 – 6:15)

1-141

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: M. MARGO WHEELER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SDR-10770 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-10773 - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: GREAT WASH PARK LLC - Request for a Site Development Plan Review FOR A TEN-STORY MIXED-USE DEVELOPMENT CONSISTING OF 699,000 SQUARE-FEET OF COMMERCIAL SPACE AND 340 RESIDENTIAL UNITS on 28.69 acres 8750 Alta Drive (APN 138-32-601-003), U (Undeveloped) Zone [GC (General Commercial) Master Plan Designation] under Resolution of Intent to C-2 (General Commercial) Zone, Ward 2 (Wolfson).

C.C.: 03/01/06**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the February 23, 2006 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report – Not Applicable
4. Justification Letters
5. Abeyance request letter by JMA Architecture Studios for Items 68 and 69 filed under Item 68

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 24 [GPA-10745], Item 25 [ZON-10747], Item 26 [SDR-10748], Item 80 [SUP-11160] and Item 81 [SDR-10802] to 2/09/2006; HOLD IN ABEYANCE Item 5 [GPA-9127], Item 11 [SUP-10815], Item 12 [SDR-10071], Item 35 [GPA-10776], Item 36 [ZON-10778], Item 37 [VAR-10780], Item 38 [VAR-10781], Item 39 [SUP-10783], Item 40 [SDR-10784], Item 41 [GPA-10789], Item 42 [ZON-10792], Item 43 [VAR-10793], Item 44 [VAR-10795], Item 45 [SDR-10796], Item 49 [GPA-10841], Item 50 [ZON-10838], Item 51 [VAR-10840], Item 52 [SDR-10836], Item 68 [VAR-10773], Item 69 [SDR-10770] to 2/23/2006 and TABLE Item 15 [GPA-9219] and Item 60 [ZON-10794] – UNANIMOUS

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 69 – SDR-10770

MINUTES:

Item 68 [VAR-10773] and Item 69 [SDR-10770] were requested to be held in abeyance to 2/23/2006 as there have been late changes made to the project that will increase the degree of the parking variance. For that change, the parking variance will need to be renotified and staff supported the request.

(6:05 – 6:15)

1-141

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

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DISCUSSION

SUBJECT:

VAR-10849 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: D.R. HORTON, INC. - Request for a Variance TO ALLOW NO PARKING SPACES WHERE FIVE SPACES IS THE MINIMUM NUMBER OF PARKING SPACES REQUIRED FOR A PROPOSED TEMPORARY REAL ESTATE SALES OFFICE on 1.95 acres at the northwest corner of Christinas Cove Avenue and Ericas Eden Street (APNs 125-04-111-057 through 059), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 6 (Ross).

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

STEINMAN – DENIED – Motion carried with EVANS, DAVENPORT, and DUNNAM voting NO

To be heard by the City Council on 03/01/2006

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open for Item 70 [VAR-10849], Item 71 [SUP-10848], Item 72 [VAR-10852], Item 73 [SUP-10851], Item 74 [VAR-10855], Item 75 [SUP-10853], Item 76 [VAR-10857] and Item 77 [SUP-10856].

GARY LEOBOLD, Planning and Development Department, explained that staff cannot recommend approval because chad is not recognized by code as a paving material; therefore recommended denial.

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 70 – VAR-10849

MINUTES – Continued:

ELISABET WADSWORTH, D.R. Horton, 6845 Escondido, appeared on behalf of the applicant and stated that the applicant would stabilize the chad to ensure there would be no dust concerns. She explained that the applicant prefers to use chad for temporary parking because it is more environmentally responsible. When asphalt is used for temporary parking, it has to be removed and hauled to a recycling facility. When chad is used, it can simply be mixed into the ground. She pointed out that similar applications had recently been approved by City Council.

In response to COMMISSIONER DUNNAM'S inquiry, MS. WADSWORTH explained that the handicapped parking and the ramp to the sales office would still be paved while the driveway and the parking spaces would use chad.

DEPUTY CITY ATTORNEY BRYAN SCOTT clarified that the use of chad had been approved for only one application in one instance, stating that the City Council had not found its use appropriate for all cases.

CHAIRMAN TRUESDELL reminded the applicant that the Planning Commission has been consistent in not allowing the use of chad. He recommended that the applicant apply for a text amendment if using chad for temporary parking is something the applicant will do on a regular basis. MS. WADSWORTH informed the Commission that the process has begun. CHAIRMAN TRUESDELL suggested the applicant hold these items until that process is completed.

In response to COMMISSIONER EVANS' question, COMMISSION DUNNAM answered that chad is more friendly to the environment and raises no dust concerns.

CHAIRMAN TRUESDELL declared the Public Hearing closed for Item 70 [VAR-10849], Item 71 [SUP-10848], Item 72 [VAR-10852], Item 73 [SUP-10851], Item 74 [VAR-10855], Item 75 [SUP-10853], Item 76 [VAR-10857] and Item 77 [SUP-10856].

(10:52 – 11:05)

4-303

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-10848 - SPECIAL USE PERMIT RELATED TO VAR-10849 - PUBLIC HEARING - APPLICANT/OWNER: D.R. HORTON, INC. - Request for a Special Use Permit FOR A PROPOSED TEMPORARY REAL ESTATE SALES OFFICE at the northwest corner of Christinas Cove Avenue and Ericas Eden Street (APNs 125-04-111-057 through 059), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 6 (Ross).

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

STEINMAN – DENIED – Motion carried with EVANS, DAVENPORT, and DUNNAM voting NO

To be heard by the City Council on 03/01/2006

MINUTES:

NOTE: See Item 70 [VAR-10849] for all related discussion.

(10:52 – 11:05)

4-303

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAR-10852 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: D.R. HORTON, INC. - Request for a Variance TO ALLOW NO PARKING SPACES WHERE FIVE SPACES IS THE MINIMUM NUMBER OF PARKING SPACES REQUIRED FOR A PROPOSED TEMPORARY REAL ESTATE SALES OFFICE on 1.80 acres adjacent to the west side of Solitude Summit Street, approximately 450 feet north of Log Cabin Way (APNs 125-05-610-004 through 006), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 6 (Ross).

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

STEINMAN – DENIED – Motion carried with EVANS, DAVENPORT, and DUNNAM voting NO

To be heard by the City Council on 03/01/2006

MINUTES:

NOTE: See Item 70 [VAR-10849] for all related discussion.

(10:52 – 11:05)

4-303

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

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DISCUSSION

SUBJECT:

SUP-10851 - SPECIAL USE PERMIT RELATED TO VAR-10852 - PUBLIC HEARING - APPLICANT/OWNER: D.R. HORTON, INC. - Request for a Special Use Permit FOR A PROPOSED TEMPORARY REAL ESTATE SALES OFFICE adjacent to the west side of Solitude Summit Street, approximately 450 feet north of Log Cabin Way (APNs 125-05-610-004 through 006), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 6 (Ross).

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

STEINMAN – DENIED – Motion carried with EVANS, DAVENPORT, and DUNNAM voting NO

To be heard by the City Council on 03/01/2006

MINUTES:

NOTE: See Item 70 [VAR-10849] for all related discussion.

(10:52 – 11:05)

4-303

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAR-10855 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: D.R. HORTON, INC. - Request for a Variance TO ALLOW NO PARKING SPACES WHERE FIVE SPACES IS THE MINIMUM NUMBER OF PARKING SPACES REQUIRED FOR A PROPOSED TEMPORARY REAL ESTATE SALES OFFICE on 1.68 acres at the northwest corner of Alameda Falls Avenue and Cowboys Dream Street (APNs 125-04-212-003 through 006), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 6 (Ross).

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

STEINMAN – DENIED – Motion carried with EVANS, DAVENPORT, and DUNNAM voting NO

To be heard by the City Council on 03/01/2006

MINUTES:

NOTE: See Item 70 [VAR-10849] for all related discussion.

(10:52 – 11:05)

4-303

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

SUP-10853 - SPECIAL USE PERMIT RELATED TO VAR-10855 - PUBLIC HEARING - APPLICANT/OWNER: D.R. HORTON, INC. - Request for a Special Use Permit FOR A PROPOSED TEMPORARY REAL ESTATE SALES OFFICE at the northwest corner of Alameda Falls Avenue and Cowboys Dream Street (APNs 125-04-212-003 through 006), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 6 (Ross).

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

STEINMAN – DENIED – Motion carried with EVANS, DAVENPORT, and DUNNAM voting NO

To be heard by the City Council on 03/01/2006

MINUTES:

NOTE: See Item 70 [VAR-10849] for all related discussion.

(10:52 – 11:05)

4-303

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

VAR-10857 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: D.R. HORTON, INC. - Request for a Variance TO ALLOW NO PARKING SPACES WHERE FIVE SPACES IS THE MINIMUM NUMBER OF PARKING SPACES REQUIRED FOR A PROPOSED TEMPORARY REAL ESTATE SALES OFFICE on 1.48 acres at the northeast corner of Alameda Falls Avenue and Angels Loft Street (APNs 125-04-214-003 through 006), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 6 (Ross).

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

STEINMAN – DENIED – Motion carried with EVANS, DAVENPORT, and DUNNAM voting NO

To be heard by the City Council on 03/01/2006

MINUTES:

NOTE: See Item 70 [VAR-10849] for all related discussion.

(10:52 – 11:05)

4-303

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SUP-10856 - SPECIAL USE PERMIT RELATED TO VAR-10857 - PUBLIC HEARING - APPLICANT/OWNER: D.R. HORTON, INC. - Request for a Special Use Permit FOR A PROPOSED TEMPORARY REAL ESTATE SALES OFFICE on 1.48 acres at the northeast corner of Alameda Falls Avenue and Angels Loft Street (APNs 125-04-214-003 through 006), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 6 (Ross).

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

STEINMAN – DENIED – Motion carried with EVANS, DAVENPORT, and DUNNAM voting NO

To be heard by the City Council on 03/01/2006

MINUTES:

NOTE: See Item 70 [VAR-10849] for all related discussion.

(10:52 – 11:05)

4-303

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SUP-10782 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: GATEWAY LAS VEGAS, LLC - Request for a Special Use Permit FOR A PROPOSED 39-STORY, MIXED-USE DEVELOPMENT on 0.41 acres at 401 East Charleston Boulevard (APN 139-34-410-138), C-2 (General Commercial) Zone, Ward 5 (Weekly).

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at meeting: Project proposal from Metroplex Development

MOTION:

GOYNES – APPROVED subject to conditions – Motion carried with DUNNAM voting NO

To be heard by City Council 03/01/2006

Note: CHAIRMAN TRUESDELL disclosed that he has abstained on items in the south part of Downtown because he owns property within the notice area; however, he does not own any property in the notice area for these applications. He did not feel it would affect his opinion therefore would be voting on these items.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open for Item 78 [SUP-10782] and Item 79 [SDR-10785].

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 78 – SUP-10782

MINUTES – Continued:

MARIO SUAREZ, Deputy Director of Planning and Development Department, briefly described the proposal, the standard conditions regarding high rise development and the related necessary permits from the Nevada Department of Transportation (NDOT). Staff recommended approval.

DOUGLAS LEIN, Dell Consulting, 4680 Polaris, appeared on behalf of the applicant and agreed with all staff conditions. He stated that the applicant completed its required traffic study, obtained conditional approval from the Federal Aviation Administration, and agreed to all of NDOT'S conditions. He described the benefits of this project for downtown and the Arts District.

PAUL MURAD, 2747 Paradise, the applicant, described the plans for transition the current residents into other residences when construction would begin on this property, if these applications are approved. He explored the benefits downtown would enjoy upon approval of these items.

COMMISSIONER TROWBRIDGE questioned the applicant regarding the need for the setback variance. AYOUB SAROUPHIM, Architect with Perlman Design Group, 2230 Corporate Circle, explained the setback variance was needed to meet the parking requirements and to preserve the sightlines on Charleston Boulevard and Fourth Street. COMMISSIONER TROWBRIDGE noted that the parking was insufficient for the number of units, to which MR. MURAD explained that five levels would be condo/hotel, reducing the number of needed parking spaces. MR. SAROUPHIM further explained that the setback variance would allow the building to maintain continuity of design from the parking structure throughout the tower. MR. LEIN further described that the application for the variance was due to the odd shape of the lot. The developer would not be able to construct workable corridors if the setback requirements were met.

MR. LEIN displayed a large color artist's rendition of the proposal to the Commissioners and illustrated how the variance was needed and would be used. COMMISSIONER EVANS suggested that similar exhibits be submitted to the Commissioner prior to the meeting, to which the applicant agreed. COMMISSIONER EVANS questioned RICK SCHROEDER, Public Works, who stated that the report had been received recently, but a full review had not yet been completed. COMMISSIONER EVANS commented that while they have approved high-rise projects, there is no delineation about how the existing buildings would interact with new construction. MR. LEIN explained that Las Vegas did not regulate shadow rules, views, or placement rules, and also stated that all buyers would be notified that views are not guaranteed. CHAIRMAN TRUESDELL cautioned this and future developers that no views can be guaranteed in the hopes of avoiding future disputes. He recommended that the City of Las Vegas consider adopting regulations similar to other large cities with high-rise development.

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 78 – SUP-10782

MINUTES – Continued:

After questioning staff and the applicant, COMMISSIONER DUNNAM confirmed that the project is a high density for current projects being approved by the City.

COMMISSIONER STEINMAN questioned the applicant regarding the parking situation because his interpretation is this project is not intended for permanent residents and the lack of parking concerned him. MR. MURAD answered that the project was designed for owner/occupants through price point and unit size, but its location made it very attractive for corporate condos and apartments. He also added the project is in close proximity to mass transit and the condo/hotel component parking would be handled by valet. In response to COMMISSIONER TROWBRIDGE'S inquiry, MR. LEIN stated that one parking space would be sold in conjunction with each full time residence. COMMISSIONER GOYNES expressed his support and urged the applicant to encourage residents to use mass transit. After consulting staff and the applicant, CHAIRMAN TRUESDELL confirmed that a potential billboard would need to appear before the Commission for approval as a special use permit.

CHAIRMAN TRUESDELL declared the Public Hearing closed for Item 78 [SUP-10782] and Item 79 [SDR-10785].

(11:05 – 11:30)

4-750

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for Mixed-Use Development.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-10785).
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.
4. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-10785 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-10782 - PUBLIC HEARING - APPLICANT/OWNER: GATEWAY LAS VEGAS, LLC - Request for a Site Development Plan Review FOR A 39-STORY, MIXED-USE DEVELOPMENT CONSISTING OF 236 CONDOMINIUM UNITS, 75 CONDOMINIUM/HOTEL UNITS, 3,420 SQUARE FEET OF COMMERCIAL FLOOR SPACE WITH WAIVERS OF THE LAS VEGAS DOWNTOWN CENTENNIAL PLAN BUILDING STEPBACK, STREETScape, AND BUILD-TO-LINE STANDARDS on 0.41 acres at 401 East Charleston Boulevard (APN 139-34-410-138), C-2 (General Commercial) Zone, Ward 5 (Weekly).

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter
5. Submitted at meeting: Project proposal from Metroplex Development for Items 78 and 79 filed under Item 78

MOTION:

GOYNES – APPROVED subject to conditions – Motion carried with DAVENPORT and DUNNAM voting NO

To be heard by City Council 03/01/2006

Note: CHAIRMAN TRUESDELL disclosed that he has abstained on items in the south part of Downtown because he owns property within the notice area; however, he does not own any property in the notice area for these applications. He did not feel it would affect his opinion therefore would be voting on these items.

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 79 – SDR-10785

MINUTES:

NOTE: See Item 78 [SUP-10782] for all related discussion.

(11:05 – 11:30)

4-750

CONDITIONS:

Planning and Development

1. A Special Use Permit (SUP-10782) to allow the mixed-use development approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City of Las Vegas
3. All development shall be in conformance with the site plan, date stamped 01/17/06, and the building elevations and other documentation, date stamped 1/13/05, except as amended by conditions herein.
4. A Waiver from the Downtown Centennial Plan building setback requirement is hereby approved, to allow a single setback at the 10th floor of the structure.
5. A Waiver from the Downtown Centennial Plan build-to line requirement is hereby approved, to allow a 10-foot setback from the front property line along Charleston Boulevard.
6. A Waiver from the Downtown Centennial Plan streetscape requirements is hereby approved, to allow a reduction in the sidewalk width along Charleston Boulevard and Fourth Street.
7. Shade trees shall be installed in the public right-of-way on Charleston Boulevard at a maximum spacing of 30 feet on center (15-20 feet preferred) in accordance with Subsection DS4.2a of the Downtown Centennial Plan. Minimum tree size shall be a 24-inch box; a 36-inch box size is preferred.
8. All new palm trees installed in the public rights-of-way shall have a minimum brown trunk height of 25 feet in accordance with the Downtown Centennial Plan.
9. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 79 – SDR-10785

CONDITIONS - Continued:

10. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. The landscape plan shall include irrigation specifications.
11. Prospective buyers shall be informed that views may be obscured by future adjacent development and this information shall be included in the project CC&R's.
12. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance of 22% (as defined by the National Institute of Standards and Technology).
13. The elevations of the parking structure levels of the building shall be required to include the decorative neon lighting and color-shaded aluminum panels in accordance with the submitted elevations.
14. All exterior materials finish materials shall have a matte finish so as to minimize reflected heat and glare.
15. New street light fixtures shall installed in public rights-of-way abutting the site in accordance with specifications provided by the Public Works Department, and shall conform to the design of the fixtures in the Downtown Centennial Plan area.
16. All signage, including the proposed LED panels shown in the submitted elevations, shall be approved under a separate permit in accordance with the Downtown Centennial Plan and Title 19.14 of the Las Vegas Municipal Code.
17. All mechanical equipment, air conditioners and trash areas shall be fully screened from street level and surrounding building views in accordance with Subsection DS5.1.j of the Downtown Centennial Plan. Service areas shall be screened from pedestrian or street view, utilizing landscaping and/or architectural elements that are consistent with the design and materials of the primary building.
18. Any new utility of power service line provided to the parcel shall be placed underground from the property line to the point of on-site connection or on-site service panel location, in accordance with Subsection DS2.1.f of the Downtown Centennial Plan.
19. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 79 – SDR-10785

CONDITIONS - Continued:

20. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
21. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

22. Coordinate with the City Surveyor to determine whether a Merger and Resubdivision map or other type mapping is necessary; Comply with the recommendations of the City Surveyor.
23. Dedicate appropriate right-of-way or provide proof of an existing total half-street width of 50 feet on Charleston Boulevard adjacent to this site prior to the issuance of any permits.
24. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. Coordinate with the Land Development Section of the Department of Public Works to determine what improvements are substandard.
25. The proposed Valet Parking area as shown is permitted at this time, however, the City reserves the right to require relocation of the Valet Parking area further interior to the site if traffic patterns occur that adversely impact the public right-of-way on Charleston Boulevard or 4th Street as determined by the City Traffic Engineer.
26. A Homeowners' Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
27. Meet with the Clark County School District to discuss the impact this site plan has on the District's schools, and to identify possible methods to mitigate the impacts.
28. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
29. Landscape and maintain all unimproved rights-of-way adjacent to this site.

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 79 – SDR-10785

CONDITIONS - Continued:

30. Submit an Encroachment Agreement for all landscaping and private improvements, located within the public rights-of-way adjacent to this site prior to occupancy of this site.
31. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of map subdividing this site, whichever may occur first. Provide and improve all drainageways as recommended.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-11160 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NEW RIVER DEVELOPMENT - OWNER: RANCHO POINT, LLC - Request for a Special Use Permit FOR A PROPOSED RESIDENCE HOTEL on 2.55 acres at 3930 North Rancho Drive (APN 138-12-110-011), C-2 (General Commercial) Zone, Ward 6 (Ross).

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

9

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends this item be HELD IN ABEYANCE to the February 9, 2006 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report – Not Applicable
4. Justification Letter
5. Submitted after final agenda - protest letters

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 24 [GPA-10745], Item 25 [ZON-10747], Item 26 [SDR-10748], Item 80 [SUP-11160] and Item 81 [SDR-10802] to 2/09/2006; HOLD IN ABEYANCE Item 5 [GPA-9127], Item 11 [SUP-10815], Item 12 [SDR-10071], Item 35 [GPA-10776], Item 36 [ZON-10778], Item 37 [VAR-10780], Item 38 [VAR-10781], Item 39 [SUP-10783], Item 40 [SDR-10784], Item 41 [GPA-10789], Item 42 [ZON-10792], Item 43 [VAR-10793], Item 44 [VAR-10795], Item 45 [SDR-10796], Item 49 [GPA-10841], Item 50 [ZON-10838], Item 51 [VAR-10840], Item 52 [SDR-10836], Item 68 [VAR-10773], Item 69 [SDR-10770] to 2/23/2006 and TABLE Item 15 [GPA-9219] and Item 60 [ZON-10794] – UNANIMOUS

MINUTES:

Companion Item 80 [SUP-11160] and Item 81 [SDR-10802] were requested to be held to 2/09/2006 in order to allow time to conduct circulation for project regional significance.

(6:05 – 6:15)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006**DEPARTMENT: PLANNING & DEVELOPMENT****DIRECTOR: M. MARGO WHEELER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

SDR-10802 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-11160 - PUBLIC HEARING - APPLICANT: NEW RIVER DEVELOPMENT - OWNER: RANCHO POINT, LLC - Request for a Site Development Plan Review FOR A PROPOSED FOUR-STORY, 121-UNIT RESIDENCE HOTEL WITH WAIVERS OF BUILDING PLACEMENT AND PERIMETER LANDSCAPING STANDARDS on 2.55 acres at 3930 North Rancho Drive (APN 138-12-110-011), C-2 (General Commercial) Zone, Ward 6 (Ross).

C.C.: 03/01/06**PROTESTS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

9**APPROVALS RECEIVED BEFORE:**

Planning Commission Mtg.
City Council Meeting

0**RECOMMENDATION:**

Staff recommends this item be HELD IN ABEYANCE to the February 9, 2006 Planning Commission meeting.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application – Not Applicable
3. Staff Report – Not Applicable
4. Justification Letter
5. Submitted after final agenda - protest letters for Items 80 and 81 filed under Item 80

MOTION:

GOYNES – Motion to HOLD IN ABEYANCE Item 24 [GPA-10745], Item 25 [ZON-10747], Item 26 [SDR-10748], Item 80 [SUP-11160] and Item 81 [SDR-10802] to 2/09/2006; HOLD IN ABEYANCE Item 5 [GPA-9127], Item 11 [SUP-10815], Item 12 [SDR-10071], Item 35 [GPA-10776], Item 36 [ZON-10778], Item 37 [VAR-10780], Item 38 [VAR-10781], Item 39 [SUP-10783], Item 40 [SDR-10784], Item 41 [GPA-10789], Item 42 [ZON-10792], Item 43 [VAR-10793], Item 44 [VAR-10795], Item 45 [SDR-10796], Item 49 [GPA-10841], Item 50 [ZON-10838], Item 51 [VAR-10840], Item 52 [SDR-10836], Item 68 [VAR-10773], Item 69 [SDR-10770] to 2/23/2006 and TABLE Item 15 [GPA-9219] and Item 60 [ZON-10794] – UNANIMOUS

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 81 – SDR-10802

MINUTES:

Companion Item 80 [SUP-11160] and Item 81 [SDR-10802] were requested to be held to 2/09/2006 in order to allow time to conduct circulation for project regional significance.

(6:05 – 6:15)

1-141

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-10767 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PEI WEI ASIAN DINER, INC. - OWNER: WITCH KYLE, LLC., ET AL - Request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER ON-SALE ESTABLISHMENT AND A WAIVER OF THE 400-FOOT DISTANCE SEPARATION REQUIREMENT FROM A SCHOOL at 7101 West Lake Mead Boulevard (APN 138-22-701-007), U (Undeveloped) Zone [SC (Service Commercial) Master Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) Zone, Ward 4 (Brown).

IF APPROVED: C.C.: 03/01/06

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

STEINMAN – APPROVED subject to conditions with the deletion of Condition 6 – **UNANIMOUS** with **TRUESDELL** abstaining because the application is being represented by the firm which employs his daughter

To be heard by the City Council on 03/01/2006

MINUTES:

VICE CHAIRMAN GOYNES declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, stated that staff's reason for denial is because the school located within 400 feet of the applicant's establishment.

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 82 – SUP-10767

MINUTES – Continued:

ATTORNEY ED GARCIA, Jones Vargas, 3773 Howard Hughes Parkway, explained that this type of application has been approved in a few instances in Las Vegas and Henderson. The applicant did not see any issues arising from the proximity to the school as the alcoholic beverages would only be sold as part of a meal. Alcoholic beverages are not a primary source of income and are simply presented for the customer's convenience. He agreed to all staff conditions and respectfully requested approval.

In response to COMMISSIONER EVANS'S inquiry, ATTORNEY GARCIA explained that this application is solely for the purchase of alcohol in conjunction with a meal. A different application would be required for the sale of alcoholic beverages individually. COMMISSIONER STEINMAN stated his support, observing that the alcohol would be limited to beer and wine and that the focus of this property is directed towards Lake Mead Boulevard. In response to COMMISSIONER DAVENPORT'S question, the applicant agreed that development of the vacant lot separating the establishment of the school would satisfy the 400 foot separation requirement.

VICE CHAIRMAN GOYNES declared the Public Hearing closed.
(11:30 – 11:35)

4-1648

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for a Beer/Wine/Cooler On-Sale Establishment, except for the distance separation requirement from a school.
2. Approval of a Waiver in the 400-foot separation requirement from a school is hereby granted.
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.
4. Approval of this Special Use Permit does not constitute approval of a liquor license.
5. The sale of alcoholic beverages shall be limited to the sale of beer, wine and cooler.
6. The sale of individual containers of any size of beer, wine coolers or screw cap wine is prohibited. All such products shall remain in their original configurations as shipped by the manufacturer. Further, no repackaging of containers into groups smaller than the original shipping container size shall be permitted.

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 82 – SUP-10767

CONDITIONS - Continued:

7. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
8. All City code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-10786 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MAXI MART - OWNER: NIMROD BARASHY - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED (CHECK CASHING) AND WAIVERS OF THE 200-FOOT MINIMUM DISTANCE SEPARATION REQUIREMENT FROM A RESIDENTIAL USE AND 1,000-FOOT DISTANCE SEPARATION REQUIREMENT FROM AN AUTO TITLE LOAN, PAWNBROKER, OR ANOTHER FINANCIAL INSTITUTION, SPECIFIED at 2212 East Charleston Boulevard (APN 162-01-101-004), C-2 (General Commercial) Zone, Ward 3 (Reese).

IF APPROVED: C.C.: 03/01/06

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

DAVENPORT – APPROVED subject to conditions – UNANIMOUS

To be heard by the City Council on 03/01/2006

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, explained that although the applicant was only allowing check cashing, the proximity to residential and other financial institutions were the reasons for denial.

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 83 – SUP-10786

MINUTES – Continued:

ATTORNEY JAY BROWN, 520 South Fourth Street, appeared on behalf of the applicant, explaining that the applicant was attempting to offer more services and check cashing will be an incidental use. ATTORNEY BROWN emphasized that no post-dated check cashing or payday loan operations would take place at this location.

In response to COMMISSIONER TROWBRIDGE'S question, MARGO WHEELER, Director of Planning and Development Department, informed that her department was working on amending the code to allow these type of applications.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(11:35 – 11:38)

4-1875

CONDITIONS:

Planning and Development

1. Conformance to all Minimum Requirements under Title 19.04.050 for the Financial Institution, Specified use.
2. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.
3. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

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CONSENT

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DISCUSSION

SUBJECT:

SUP-10993 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: NEVADA ADULT DAY HEALTHCARE - OWNER: O'BANNON-JONES, LLC - Request for a Special Use Permit FOR A PROPOSED SOCIAL SERVICE PROVIDER (ADULT DAYCARE) at 2008 South Jones Boulevard (APN 163-01-310-001), C-1 (Limited Commercial) Zone and R-E (Residence Estates) Zone under Resolution of Intent to P-R (Professional Office and Parking) Zone, Ward 1 (Tarkanian).

IF APPROVED: C.C.: 03/01/06

IF DENIED: P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 03/01/2006

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

MARIO SUAREZ, Planning and Development, explained that the application will be for an adult day care facility that is currently operating at another location on Jones Boulevard. The facility would be open Monday through Friday and there are various conditions related to the operation of the use. Staff recommended approval.

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 84 – SUP-10993

MINUTES – Continued:

RANDY BARNES, HMC Architects, appeared on behalf of the applicant, agreed to all staff conditions, and respectfully requested approval. In response to COMMISSIONER DAVENPORT’S question, CHRIS VITO, 1316 Eagle Meadow Court, confirmed that registered nurses would be monitoring the patients and that no Alzheimer or combative patients would be accepted.

CHAIRMAN TRUESDELL declared the Public Hearing closed.
(11:38 – 11:41)

4-1991

CONDITIONS:

Planning and Development

1. The hours of operation for Social Service Provider (Adult Day Care) use shall be open to the public from 6:00 am to 7:00 pm., with the exception of staff members of the facility.
2. The Social Service Provider (Adult Day Care) facility shall allow a maximum of 15 staff members and a maximum of 120 adults for day care services at any one time. No overnight services are permitted on the subject site.
3. No outside activity is permitted on the subject site, except for occasional supervised walks with clients.
4. A maximum of three transportation vehicles shall be kept on the subject site at any one time, unless adequate parking can be provided, subject to review and approval by the Planning Department.
5. All new signs shall be in compliance with sign code requirements of Title 19 (Zoning Ordinance), subject to review and approval of the Planning and Development Department.
6. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-3182), Site Development Plan Review (SDR-3183) and Variance (VAR-3184).
7. This Special Use Permit shall expire one year from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.
8. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-10620 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING -
APPLICANT/OWNER: CAYMAN BAY APARTMENTS, LLC - Request for a Site Development Plan Review FOR THE PROPOSED CONVERSION OF A 480-UNIT APARTMENT PROJECT TO A CONDOMINIUM DEVELOPMENT on 19.34 acres at 2701 North Rainbow Boulevard (APN 138-15-701-003), R-3 (Medium Density Residential) Zone, Ward 6 (Ross).

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

DAVENPORT – APPROVED subject to conditions – Motion carried with **TRUESDELL** abstaining as the applicant is represented by his daughter and **TROWBRIDGE** voting **NO**

To be heard by the City Council on 03/01/2006

MINUTES:

VICE CHAIRMAN GOYNES declared the Public Hearing open.

MARIO SUAREZ, Planning and Development Department, explained staff is recommending denial because the application does not satisfy landscape or parking requirements.

ATTORNEY STACIE TRUESDELL, 3773 Howard Hughes Parkway, appeared on behalf of the applicant and briefly described the purpose of the application. She emphasized that the applicant is not in the business of apartment conversions and would like to submit a tentative map in order

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 85 – SDR-10620

MINUTES – Continued:

to leave that option open in the future. She pointed out that the apartment complex had been completely up to code when it was constructed and that a similar application with similar parking deficiencies was approved in April 2004. The applicant would limit the number of parking spaces permitted per unit as part of the purchasing process. She informed the Commission that the project has easy access to mass transit. She agreed to all staff conditions and respectfully requested approval.

In response to COMMISSIONER DUNNAM'S question, MS. TRUESDELL explained that the applicant simply wanted to make the site development plan review part of the record to increase its marketability in case they sell or convert the apartments themselves some time in the future. The applicant was pursuing this item at this time in light of a possible condo conversion moratorium and additional regulations. COMMISSIONER DUNNAM expressed is unwillingness to approve this item without the tentative map, but MARGO WHEELER, Director of Planning and Development Department, explained that considering both items together was not possible at this time.

VICE CHAIRMAN GOYNES declared the Public Hearing closed.

(11:41 – 11:46)

4-2108

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City of Las Vegas
2. All development shall be in conformance with the site plan and building elevations, date stamped 12/02/05, except as amended by conditions herein.
3. The applicant will provide an additional 24 inch box tree between each existing tree along the perimeter on the northern, southern, and western sides of the development.
4. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.
5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. The landscape plan shall include irrigation specifications.

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 85 – SDR-10620

CONDITIONS – Continued:

6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
7. Air conditioning units shall not be mounted on rooftops.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
10. Any remodeling or construction work in conjunction with the conversion of the apartments shall require permits from the Department of Building and Safety, with the exception of painting, carpeting, or other similar finish work.
11. The conversion from Apartments to Condominiums shall require the payment of additional sewer connection fees. The additional connection fees shall be paid prior to the recordation of the Final Map. Proof of payment shall be required upon submittal of the Final Map.
12. The applicant will make any necessary repairs and remove any unsightly features, such as graffiti or similar blemishes, if they are present on the property.
13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

14. Gated access driveways, if proposed, shall be designed, located and constructed in accordance with Standard Drawing #222A.
15. This site shall be responsible for sewer connection fees in accordance with condominium requirements per Title 14 Chapter 14.04.020 Equivalent Residential Unit (ERU) Schedule. If some or all of these units have already paid fees based upon apartment requirements, the difference between condominium and apartment fees for those units shall be paid to Building and Safety prior to the recordation of a Final Map for this site. Submit copies of the receipts to the Collection Systems Planning Section of the Department of Public Works with Final Map mylar submittal.

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 85 – SDR-10620

CONDITIONS – Continued:

16. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
17. A Homeowners' Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
18. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
19. Add a note to the Final Map stating that "All areas not occupied by a building are Public Drainage Easements to be Privately Maintained".

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

SDR-10810 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: YWS ARCHITECTS - OWNER: PECCOLE PROFESSIONAL PARK LLC, ET AL - Request for a Site Development Plan Review FOR A PROPOSED OFFICE COMPLEX CONSISTING OF 40,560 SQUARE FEET OF MEDICAL OFFICE AND 15,000 SQUARE FEET OF PROFESSIONAL OFFICE, WITH WAIVERS OF BUILDING PLACEMENT, PARKING LOT, AND FOUNDATION LANDSCAPING STANDARDS on 7.22 acres at the northeast corner of Hualapai Way and Alta Drive (APN 138-31-210-007, 009 and 010), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).

C.C.: 03/01/06

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Justification Letter

MOTION:

GOYNES – APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 03/01/2006

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

GARY LEOBOLD, Planning and Development Department, stated that staff recommended approval on this item, but explained that the details regarding a required trail are pending.

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 86 – SDR-10810

MINUTES – Continued:

CLYDE SPITZE, Peccole Nevada Corporation, appeared on behalf of the applicant, agreed to all staff conditions and promised to work with staff in providing a public trail if so required.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(11:46 – 11:49)

4-2345

CONDITIONS:

Planning and Development

1. Conformance to all Conditions of Approval for ZON-6222.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City of Las Vegas
3. All development shall be in conformance with the site plan and building elevations, date stamped 01/06/06 except as amended by conditions herein.
4. A Waiver for a reduction of parking and foundation landscaping is hereby approved, to allow 50 parking lot trees where 56 are required. A building placement Waiver is also approved to allow buildings A and B to be located away from the street front.
5. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect the location of the drive to be removed.
6. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. The landscape plan shall include irrigation specifications.
8. Along Alta Drive, 24-inch box shade trees within the transition strip (along street ROW) of the required Multi-Use Transportation Trail shall be located 20 feet on-center. In addition, a five-foot private landscape corridor as required by the Transportation Trails Element of

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 86 – SDR-10810

CONDITIONS – Continued:

- the Master Plan shall be provided. Vines, shrubs, and ground cover should be planted in this area; benches, trash receptacles and other amenities are also permitted.
9. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance of 22% (as defined by the National Institute of Standards and Technology).
 10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
 11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
 12. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties
 13. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
 14. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
 15. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

16. Construct all incomplete half-street improvements, including sidewalk, on Alta Drive adjacent to the entire legal parcel concurrent with development of this site. Provide Pedestrian Access Easements for all sidewalk not located in public right-of-way. All new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
17. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcels to the south and southwest prior to the issuance of any permits.

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 86 – SDR-10810

CONDITIONS – Continued:

18. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp.
19. An update to the previously approved Traffic Impact Analysis [TIA #T-2065] must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings, or the recordation of a Final Map for this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
20. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings or the submittal of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
21. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 86 – SDR-10810

CONDITIONS – Continued:

City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

ABEYANCE - RENOTIFICATION - DIR-9891 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request to revise and amend the Las Vegas Downtown Centennial Plan Wards 1 (Tarkanian), 3 (Reese) and 5 (Weekly).

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map – Not Applicable
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Justification Letter – Not Applicable
5. Submitted at meeting: Replacement pages submitted by staff

MOTION:

EVANS – APPROVED – UNANIMOUS

To be forwarded to City Council in ordinance form

Note: CHAIRMAN TRUESDELL disclosed that he owns property in the downtown area, but does not believe he will be affected by this action, therefore will vote on this item.

MINUTES:

CHAIRMAN TRUESDELL declared the Public Hearing open.

FLINN FAGG, Planning and Development Department, presented a PowerPoint Presentation to the Commission and briefly explained the purpose for the proposed revisions and amendments to the Las Vegas Centennial Plan. The changes are an attempt to reorganize the plan and make it easier to understand and use the required design standards. It creates two new sub-districts, the Entertainment District and the John S. Park Adjacent District. Within the John S. Park District,

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 87 – DIR-9891

MINUTES – Continued:

there would be a 60 foot, five story height limitation as well as additional landscape requirements and signage restrictions. The setback building requirement will be removed and sidewalk width will be standardized. It also includes a trail modification to encourage flow from Fremont Street to the Arts District as well as addressing a few traffic concerns.

MATT RAY, 1110 5th Place, appeared in support and thanked the Planning and Development staff for responding to longstanding neighborhood concerns. He expressed the neighborhood's general support and urged the Commission to approve this item. He suggested a raised berm rather than a flat landscape buffer to discourage loitering in his neighborhood.

JONELL THOMAS, 1509 5th Place, Vice President of the John S. Park Neighborhood, appeared in support. She informed the Commission that a neighborhood meeting had been held and the neighbors were in favor of this item as a way to codify the expectations for development in the area and relieving the neighborhood of having to monitor potential development so vigilantly. She was concerned about possible 24 hour construction being permitted and its affect on the area.

In response to COMMISSIONER STEINMAN'S inquiry, staff explained that the height limitation is 5 stories or 60 feet, whichever is less. In response to CHAIRMAN TRUESDELL'S question, MR. FAGG confirmed that these items could be waived at the City Council's discretion, but would also be subjected to the public hearing process. CHAIRMAN TRUESDELL was not completely satisfied with this application, but acknowledged that it attempts to fill gaps in the existing code. He suggested that a greater commitment and emphasis on public art be included, and COMMISSIONER TROWBRIDGE concurred.

COMMISSIONER EVANS commended this application for clarifying the expectations the Commission and the City Council have for the downtown area. In response to COMMISSIONER EVANS' question regarding 24 hour construction, MR. FAGG explained that staff was currently working on noise ordinances to limit certain construction activities to certain hours to be the least obnoxious to the residents.

CHAIRMAN TRUESDELL thanked staff for all their efforts in working with the residents to bring this application to this point.

CHAIRMAN TRUESDELL declared the Public Hearing closed.

(11:49 – 12:05)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐

CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - DIR-10347 - DIRECTOR'S BUSINESS - PUBLIC HEARING -
APPLICANT/OWNER: CITY OF LAS VEGAS - Election of the 2006 Planning
Commission Officers.

P.C.: FINAL ACTION

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends this item be STRICKEN.

BACKUP DOCUMENTATION:

1. Location Map – Not Applicable
2. Conditions For This Application - Not Applicable
3. Staff Report – Not Applicable
4. Justification Letter – Not Applicable

MOTION:

DUNNAM – Motion to Elect GLENN TROWBRIDGE as Chairman – Motion carried with
TRUESDELL, GOYNES, and STEINMAN voting NO

DUNNAM – Motion to Elect STEVEN EVANS as Vice Chairman – Motion carried with
GOYNES and STEINMAN voting NO

NOTE: An initial motion by GOYNES to re-elect RIC TRUESDELL as Chairman did not
carry with EVANS, TROWBRIDGE, and DUNNAM voting NO and DAVENPORT not
voting.

This is Final Action.

MINUTES:

NOTE: No public hearing held. No members of the public were present in the audience.

COMMISSIONER DAVENPORT suggested written ballot rather than electronic ballot because he found it unfair to prioritize the vote by voting for one member and then the other. In response

PLANNING COMMISSION MEETING OF JANUARY 26, 2006
Planning and Development Department
Item 88 – DIR-10347

MINUTES – Continued:

to COMMISSIONER STEINMAN'S inquiry, DEPUTY CITY ATTORNEY BRYAN SCOTT confirmed that both forms of balloting are acceptable as long as the Clerk's Office tallies the votes. VICE CHAIRMAN GOYNES stated his opposition to written ballots, arguing that this is a public forum and the voting should be public. CHAIRMAN TRUESDELL concurred. DEPUTY CITY ATTORNEY SCOTT suggested a vote be taken to decide which balloting method to use and different ways to accomplish the balloting, but he left the decision to the Chairman's discretion. CHAIRMAN TRUESDELL recommended the Commission vote as it had for as long as he has been involved with the Commission.

CHAIRMAN TRUESDELL congratulated COMMISSIONERS TROWBRIDGE and EVANS for their commitment to serve.

(12:05 – 12:12)

4-3269

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER ☐ **CONSENT** ☒ **DISCUSSION**

SUBJECT:

DIR-11049 - DIRECTOR'S BUSINESS - PUBLIC HEARING -
APPLICANT/OWNER: CITY OF LAS VEGAS - Request to revise and amend the West Las Vegas Plan, Ward 5 (Weekly).

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map – Not Applicable
2. Conditions For This Application – Not Applicable
3. Staff Report
4. Justification Letter – Not Applicable
5. Submitted at meeting – Hardcopy of PowerPoint presentation for Items 14 and 89 filed under Item 14

MOTION:

GOYNES – APPROVED – UNANIMOUS

To be heard by the City Council in Ordinance Form

MINUTES:

NOTE: See Item 14 [GPA-7292] for all related discussion.
(7:07 – 7:14)

1-2451



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: JANUARY 26, 2006

CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE PLANNING COMMISSION AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

MINUTES:

CHAIRMAN TRUESDELL expressed his appreciation for being allowed to serve as Chairman. He thanked his fellow Commissioners for their support through the significant time commitment the position required and stated his confidence in COMMISSIONER TROWBRIDGE'S abilities for his term of office. He encouraged the Commission to remember to timeliness as the Commission has made it a point to keep the meetings timely and allow the public an opportunity to speak without drawing out the proceedings.

COMMISSIONER TROWBRIDGE recognized and congratulated CHAIRMAN TRUESDELL for his outstanding work in his role as Chairman as well as VICE CHAIRMAN GOYNES. He requested CHAIRMAN TRUESDELL'S guidance and support as he takes over the role of Chairman.

MEETING ADJOURNED AT 12:12 P.M.

Respectfully submitted:

ANGELA CROLLI, DEPUTY CITY CLERK

YDOLEENA YTURRALDE, DEPUTY CITY CLERK